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— Another kind of Paris

by Jean-Louis Missika, Deputy Mayor of Paris, responsible for urban planning, architecture, Greater Paris projects, economic development and appeal

The *Réinventer Paris* competitive tender, launched in 2014, marked a profound shift in how we think about the city. From new uses to new materials and new people, buildings have changed and adapted to the 21st century, and in particular, the impact of climate change. The *Réinventer Paris* call for projects was not an isolated event but part of a broader strategy of rethinking how we work:

- **Picturing the future:** the programme to renovate seven squares launched by the Mayor of Paris introduced the principle of urban development based on the realities on the ground, rather than abstract planning. Involving communities in the seven squares provided an opportunity to test solutions and see how the space would be used before committing to any final development;
- Involving citizens in developing the city: the “planting permit” marks a new era in civic participation, which is no longer simply a matter of giving an opinion but getting directly involved in public spaces to make them more green and attractive.
- Achieving carbon neutrality. This aim is forcing a fundamental rethink in how we operate. If we are to achieve carbon neutrality by 2050, we need to design new kinds of buildings and public spaces, which minimise the mining of scarce resources, produce energy and are equipped to adapt to future changes.

The Saint-Vincent-de-Paul project embodies all three ambitions. As the first Zone d’Aménagement Concerté (ZAC - designated development zone) of my term of office, Saint-Vincent-de-Paul must exemplify these new ways of working.

The temporary occupation of Les Grands Voisins, extended this year to embark on the process of picturing the future of the neighbourhood, has already made it an outstanding place. Its social diversity, original and accessible public spaces and the promotion of artisanal skills and the social and inclusive economy embodied by the Les Grands Voisins project has breathed new life into Saint-Vincent-de-Paul. Our aim is to continue along the same lines and retain the originality of the place.

We believe that, unlike some ZACs, which can feel overly clinical and standardised, Saint-Vincent-de-Paul can be a vibrant new neighbourhood, even before it is fully completed.

Retaining 60% of the existing buildings is a bold choice, which will help to maintain a sense of history and illustrates the importance we place on preserving heritage. Creativity in Saint-Vincent-de-Paul is not about grand architectural gestures or flagship buildings, but about celebrating what is already there. Saint-Vincent-de-Paul will reflect the order of priority

we are trying to apply all over Paris: first, conservation; then reuse, and finally, bio-sourced materials for any new construction.

Apart from building methods, we want the energy performance of both new and renovated buildings to be compatible with the targets set out in the *Climate Plan*, which aims for a 50% cut in consumption. Our strategy will include innovative waste recovery methods, new ways of producing renewable and recovered energy, and managing mobility and logistics.

Achieving our environmental targets will depend on how we involve residents. We therefore expect developers and landlords to put forward ambitious proposals for participative, community housing and management of common areas for the long term. This is what will give the neighbourhood its strength.

Having a public development corporation working alongside us is essential if we are to fulfil all these ambitions. The experience of Paris et Métropole Aménagement (P&Ma) means Saint-Vincent-de-Paul will be designed with the right tools. P&Ma's role will be critical, coordinating the work of architects and developers, working in a public space and managing the planning process, all within the constraints of a complex area.

The launch of the tendering process is an opportunity to mobilise the vast ecosystem that has always responded positively to the challenges presented by the city. Saint-Vincent-de-Paul will be an opportunity to put our shared ambitions into practice.

— From the hospital to Les Grands Voisins: strengthening the sense of place

by Carine Petit, Mayor of the 14th arrondissement in Paris.

Of all the arrondissements in Paris, the 14th is one of those that is home to the largest number of medical and social care facilities. Saint-Vincent-de-Paul hospital, the “hospital for Assisted Children”, which opened its doors in 1800, is part of that long history that has made our arrondissement a place where abandoned and vulnerable children are welcomed.

That tradition has been revived, enhanced and perpetuated while the former hospital has stood empty to start the process of transforming it into an eco-neighbourhood, thanks to the Aurore association and the Les Grands Voisins project, run by the *Yes We Camp* association. The town hall for the 14th arrondissement has supported the development of this test bench for innovation and the social and inclusive economy, which has become a model for transitional urban development. A relationship based on trust has evolved between the main stakeholders, which has sparked a spirit of positive competition and breathed new life into both the site and the wider neighbourhood. I am delighted to see the enthusiasm that this experiment has generated, and that it is shared by the people who live in the arrondissement, who have embraced it and brought it to life.

The future eco-neighbourhood of Saint-Vincent-de-Paul will embody the spirit of the place. It will follow in the footsteps of a place that has been dedicated to children and to welcoming people in difficulty, not least by offering a range of amenities, including a day-care centre, school complex and gym. Building on the experience of Les Grands Voisins, Saint-Vincent-de-Paul will remain a participatory neighbourhood and an alternative, creative space for experimentation, giving pride of place to spatial and functional innovations, such as flexible community spaces and secondary uses.

Undoubtedly, the Les Grands Voisins experiment would not have become what it did, had it not taken place on the site of the former Saint-Vincent-de-Paul hospital and if it had not been planned as a temporary initiative from the outset. I am convinced that the spirit of Les Grands Voisins and with it, that of the future eco-neighbourhood, owe a great deal to the history that came before them.

For many people, the former Saint-Vincent-de-Paul hospital has become an “other space”: the tangible expression of a utopia that has become a reality. Michel Foucault offered a definition of “other spaces” in a lecture he gave in 1967. He came up with the new term “heterotopia”, insofar as such spaces can be described as utopias that become tangible realities. They are “the kinds of places that are unlike anywhere else, but which nonetheless occupy a definable space”. They are spaces that are both open and exist within boundaries, like hospitals or gardens. We can use this definition to understand the Saint-

Uincent-de-Paul site and the changes that have taken place throughout its history. I believe that Saint-Vincent-de-Paul's vocation has always been to be this other space, which no society should be without.

From hospital to eco-neighbourhood via *Les Grands Voisins*, over the years this site has fulfilled our collective aspirations for a better life and a better society.

— The intense city

by Jean-François Danon, Managing Director
of SPL Paris et Métropole Aménagement

How should we make our cities today, at a time when climate and health issues are impacting individuals, public stakeholders and people in the property sector more and more every day? How can we make cities that are more peaceful and more inclusive? How can we remake the city from an existing urban area, without destroying what is already there, to fully leverage its potential and thus limit the carbon footprint of its transformation? How can we remake the city while respecting its history? How can we make the city in a way that involves the people who visit and work in it, and with those who in some sense live in it and bring it to life? In brief, how can we make a city that is more intensely sustainable and creates a positive environment for its citizens?

These are all questions that the teams responsible for the process of redeveloping the block formed by the former Saint-Vincent-de-Paul hospital must answer. The urban project designed by the agency Anyoji Beltrando and the tendering process launched by SPL Paris et Métropole Aménagement and its team of programme management assistants are trying to provide some answers.

— The spirit of a place

Since the hospital activities of the APHP were relocated and the site was left empty, Saint-Vincent-de-Paul has been home to some exciting temporary residents. The Aurore association was the first organisation to move in, in 2011, to provide accommodation for people in vulnerable situations. It was joined three years later by the Plateau Urban cooperative and the Yes We Camp association. Together, they formed *Les Grands Voisins* and have run numerous initiatives, ranging from accommodation to events, and providing an incubator for creative businesses and enterprises operating in the social and inclusive economy, among others. The success of *Les Grands Voisins* has had a lasting effect on the spirit of the place. When the City of Paris appointed Paris Batignolles Aménagement (PBA), later SPL Paris et Métropole Aménagement (P&Ma) to transform the site into an eco-neighbourhood in 2016, it was clear to everyone that it should take its inspiration from the *Les Grands Voisins* project.

That same spirit is now embodied in the ‘picturing the future’ phase of the project, thanks to the decision to extend the occupancy agreement to the summer of 2020, bringing the same stakeholders together in a smaller area. The aim is to test ways of managing and co-creating “common

areas” (shared spaces and community activities or services) that will help everyone to assimilate into the neighbourhood. This is a resolutely new approach for a developer, and one that takes it outside its comfort zone. It keeps a space for social innovation at the heart of the process.

– A modest project

The project designed by the Anyoji Beltrando agency is based on a modest approach: transformation rather than demolition in order to reduce the project’s environmental impact. Almost two thirds of the architectural heritage will be retained, with new buildings required to prioritise high-quality, bio-sourced materials.

Similarly, most existing planting will be retained. The hospital’s two orthogonal footpaths will be transformed into a landscaped public area reserved for environmentally friendly modes of transport. At the same time, the traffic loop around the neighbourhood will be maintained to serve as a “meeting point” and transformed into a liveable landscape. Apart from the exceptional ratio of planted public spaces to built-up areas that the development will offer users (17%), this approach also limits the amount of levelling and groundworks required. It also supports biodiversity and increases the capacity of the soil to absorb rainwater, thereby limiting the amount of water discharged into drainage networks.

In terms of energy production and consumption, the experience gained by Paris et Métropole Aménagement in the Clichy-Batignolles neighbourhood, in particular with the CorDEES project, will be used to select the best solutions. New buildings will be built to Passivhaus standards and renovated buildings in line with EnerPHit. Roof-mounted photovoltaic panels will meet around 40% of electricity requirements. The other choice to be made is between two possible production scenarios: one centralised, using energy from the City’s non-drinking water network, and the other decentralised, at an individual building level.

– Programme intensity

The programme combines creating a significant number of homes (60% of the total surface area, 50% of which will be social housing) with a wide range of other functions, including businesses, shops, public amenities, privately-owned community facilities and planted public spaces. The Saint-Vincent-de-Paul programme stands out for the intensity of use and sharing of spaces it requires. One good example is the combined facility on the Ilot Pinard, which has a day-care centre, school complex and gym, which

can provide a range of useful multi-purpose spaces that can be used by residents and local people at different times.

– Focusing on the value of use

The Saint-Vincent-de-Paul project has drawn on the innovations and energy generated by recent calls for innovative urban projects (*such as Réinventer Paris, Inventons la Métropole du Grand Paris*) and the schemes implemented by the city's authorities to allow residents and users to get involved in developing and managing public spaces (*Réinventons nos places, planting permits, participatory budgets, etc.*). The relevance of balanced development for the neighbourhood is strengthened, in this instance, by a series of innovative collaborative processes around urban and property development. The first, referred to above, begins with the 'picturing the future' phase. Over time, however, these processes will involve all future users (buyers, tenants, shopkeepers, businesses, managers and local people), who will be involved in developing each of the programmes, under specific conditions.

– A new kind of development process

Saint-Vincent-de-Paul (3.4 ha) is a microcosm of all the aspirations the Paris authorities have identified for the city, as an example of a sustainable, peaceful, participatory neighbourhood. The development procedure used – the designated development area, or ZAC, is a traditional tool in the era of calls for innovative urban projects. It is a question of re-examining our practices and seeing how they measure up against citizens' aspirations and the major challenges in the urban fabric of the future.

**— PROJECT
CONTEXT,
DIRECTIONS
AND TIME
SCALE —**

The facade of the historic Saint-Vincent-de-Paul site is on avenue Denfert-Rochereau. It is flanked by two vast open spaces, the Œuvre des jeunes filles aveugles centre for disabled adults on the left and the Convent of the Visitation on the right. The Jardin de l'Observatoire de Paris is opposite.

MONTPARNASSE CEMETERY

Boulevard Raspail

CARTIER FOUNDATION

Rue Boissonade

CONVENT OF THE VISITATION

ŒUVRES DES JEUNES FILLES AVEUGLES

Avenue Denfert-Rochereau

OBSERVATOIRE DE PARIS

The Saint-Vincent-de-Paul neighbourhood stands in a specific urban context. While its historical roots are centuries old, it also exists at a time of exceptional, collective, civic creativity. The development and its spatial directions take their inspiration from both these strands.

— Four centuries of hospital architecture

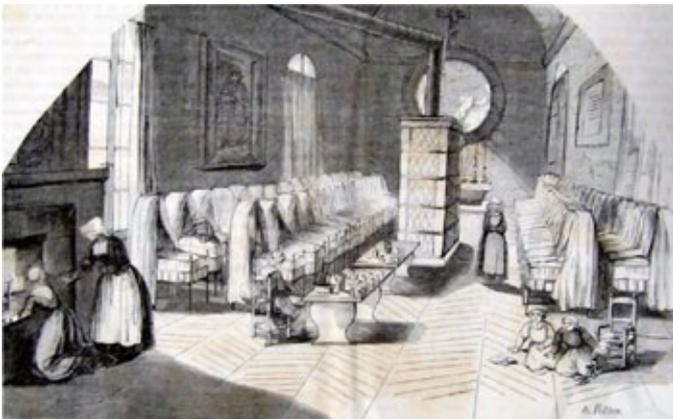
A religious house dedicated to the novitiate – the probationary period for future priests in the Catholic church – was founded in the suburbs of southern Paris in 1650.

The construction of the oratory began in 1655 and was completed in 1657. The novitiate was named the Institution de l'Oratoire. One hundred and fifty years later, in 1795, the site was converted into a maternity hospital and home for nursing mothers, a role it would retain for many years. In 1814, it was handed over to the “Department for Lost Children”, which gathered up, housed, fed and educated abandoned or orphaned children. The trapdoor where newborns were left at the bottom of the entrance gate to the courtyard of the oratory still bears witness to its history.

It was after the 1930s, as progress was made in obstetrics and paediatrics, that the site was transformed into a proper hospital, specialising in childbirth and childhood diseases. Cars were allowed into the centre of the site in the 1970s, with roads and parking areas erasing the original orthogonal layout of the landscape.

The illustrations opposite are taken from the historical and documentary study by the Art, History and Architecture Research Group (GRAHAL) carried out in June 2013 at the request of the City of Paris and the APHP.

1



2

1. 18th century - The novitiate of the Oratoire, Sébastien Le Clerc – engraver / French National Library, Department of Etchings and Photography, Va-305 (2)-Fol.

2. Third quarter of the 19th century - Hospital for Assisted Children: the crèche, H. Potten, engraver. Archives of the Assistance publique des hôpitaux de Paris, Visual documents, C-660-V.

3



4

3. Early 20th century The orthopaedic surgery wing (previously Verneuil, now Jalaguier) façades overlooking the service yard, E. D., publisher - post card. Archives of the Assistance publique des hôpitaux de Paris.

4. 1959 - Saint-Vincent-de-Paul hospital: Marcel Lelong children's clinic, façades. Anonymous Archives of the Assistance publique des hôpitaux de Paris, Visual documents, 3Fi-4-Saint-Vincent-de-Paul.

– 2010-2017: the beginnings of a project

Lauzeral studies and disposal by the APHP

In 1999, faced with the costs of bringing the buildings up to standard and in response to the restructuring of the main Paris hospitals, Saint-Vincent-de-Paul merged with Cochin and redeployed its activities. Paediatric services were therefore moved to Necker Hospital the following year.

In September 2010, an initial feasibility study with a view to updating the local urban plan (PLU) was commissioned from Atelier Xavier Lauzeral. The study not only acknowledged the wealth of built heritage and planting on the historic site, but also outlined how it might be developed in the

future. This study was to form the basis of the discussions between Assistance Publique - Hôpitaux de Paris (APHP) and the City of Paris, until the site was sold to the Établissement Public Foncier d'Ile-de-France (EPFIF), acting on behalf of the city, in March 2016.

All activities at the hospital ended in February 2012. In 2011, an initial temporary occupation agreement was signed with the Aurore association, to transform the first decommissioned buildings into accommodation. The temporary occupation of the site was expanded in 2015, with the Les Grands Voisins project.

The Lingerie



Appointments of Anyoji Beltrando and Paris et Métropole Aménagement

A team of urban designers, led by the agency Anyoji Beltrando, was appointed in July 2015. This marked a new phase in the development, which resulted in the current project while extending the public consultation process, which had so far been carried out under the auspices of the City of Paris and the town hall for the 14th arrondissement.

One year later, on 4, 5 and 6 July 2016, the Council of Paris approved the prior consultation report and voted to amend the PLU, authorising the transformation of the hospital site into a mixed neighbourhood.

On 12, 13 and 14 December 2016, various debates on creating and implementing the ZAC were adopted.

On 26 December 2016, the City of Paris commissioned Paris Batignolles Aménagement (PBA), which became Paris et Métropole Aménagement (P&Ma) in 2019, to develop the site by signing the Saint-Vincent-de-Paul concession agreement. Accordingly, P&Ma started work on building the new neighbourhood, which is scheduled to be completed in 2023. On 29 December, P&Ma acquired the land from the Établissement Public Foncier d’Île-de-France (EPFIF).

Transitional occupation

Even before P&Ma was appointed as the developer of the Saint-Vincent-de-Paul ZAC, the City of Paris was eager to revive the area in a spirit of creativity and inclusion. Two successive phases of investment in the site (2012-2015 and 2015-2017) prior to its final transformation were initiated, thanks to joint investments by the Aurore association, the first organisation to move in, Yes We Camp and the cooperative Plateau Urbain, which ultimately came together in the Les Grands Voisins initiative.

Les Grands Voisins developed and breathed new life into the site to make it a welcoming place to live and work. The aim was to share values of hospitality, generosity, creativity, innovation, and social and environmental responsibility.

This “factory of the common good” has also explored and instigated new ways of urban living, which are more inclusive, more sustainable and more responsible, as well as friendlier and pleasanter: a cinema, sports courses, yoga classes, a Russian steam bath, world cooking and arts events have all been set up here, along with regular public debates, repair, recycling and resale initiatives and flea-markets, which have attracted people from the wider area. The former enclave is now a desirable destination.

A final ‘picturing the future’ phase (2018-2020) is now beginning for them in a smaller area, in close dialogue with the City of Paris, the town hall in the 14th arrondissement and P&Ma.

	Residents in vulnerable situations	Associations and young businesses	Open spaces for public use
Transitional occupation (2015 - 2017)	600	250	15,000 m ²
Picturing the future phase (2018-2020)	180	80	3,000 m ²



Questions for William Dufourcq – Director of the Saint-Vincent- de-Paul site, Aurore association

The initial period of occupation (2012-2015) and then the transitional period of Les Grands Voisins (2015-2017) are based on the same approach of asserting use as a way of thinking about urban design. Did the concept change over the two periods?

Although the common denominator of both periods was using empty space to benefit as many people as possible, the genesis of the Les Grands Voisins project marked a real turning point in how the site – which has such great potential – operated. Barriers had started being erected and it had to be guarded night and day, with an obvious risk of squatting, which would have created a 3.5 ha eyesore in the city. The arrival of Yes We Camp and Plateau Urbain in 2015 was an opportunity to try out a permanent, open experiment in the neighbourhood, where **new uses were developed on a daily basis in response to the interactions between a wide range of actors and activities.**

Although it wasn't always clear how to build links between some very diverse audiences (people in need of accommodation, the organisations that occupied the premises on the site, the general public, etc.), the project developed in a way that showed that **using “trial and error” to create new solution** is productive. Numerous projects, particularly those with a focus on reintegrating people into society, were able to develop as a result: for example, the Conciergerie solidaire (a social enterprise providing concierge services), the Trocshop, the Food et les Comptoirs project, a school for children who are not enrolled elsewhere run by around 20 super-enthusiastic volunteers, various creative workshops, and so on.

Today, now that the period of temporary occupation has been extended, the aim is more clearly to picture how the future neighbourhood will be used and encourage different ways for people to get involved and participate. Season 2 of Les Grands Voisins (2018-2020) will therefore provide continuity and coherence between the period of temporary occupation and the future development. Alongside the accommodation centres that will be retained on the site (with places for 100 people), the ‘picturing the future’ phase will focus on opening up the neighbourhood to the city, making use of the grounds floors of buildings with shops that are open to the public and developing combined services and uses, along similar lines to those that were introduced in Season 1.

What are the prospects for social housing in the future neighbourhood?

Social housing accounts for 50% of the total residential accommodation in the plan put forward by the public developer Paris Batignolles Aménagement. The idea of different groups of people living alongside one another has therefore been retained. The Les Grands Voisins project implemented at the site has been closely watched by property owners and the plan for the neighbourhood has already been influenced in several ways by positive observations about the schemes that have been tested, particularly in terms of social housing and integration into the workplace. At the request of the town hall for the 14th arrondissement, an Emergency Accommodation Centre with space for between 50 and 100 people will be included in the future eco-neighbourhood, helping to retain a degree of diversity and carrying on the brilliant tradition of Les Grands Voisins.

Questions for Simon Laisney – Managing Director, Plateau Urbain

Is it possible that the management principles introduced will inspire new economic models in the future or are they only feasible in an experimental context?

The project's fundamental principles draw on numerous other areas in both metropolitan contexts and elsewhere. We designed the Les Grands Voisins experiment as a model that could be transposed elsewhere, insofar as one or more aspects of the project could be mobilised in a particular context. Whether we're talking about cross-subsidisation, governance or management, we're convinced that temporary urban development can extend and enhance existing thinking and tools. The Les Grands Voisins project is a striking example of how you build a city where the fundamental question is the usage value of the built environment, not its market value. We believe that in years to come, all key players in the city will be looking to incorporate this approach in response to the major issues we face today: rebuilding the city on its existing foundations, increasing the quality of use, welcoming those who are most vulnerable and the stakeholders of tomorrow, and so on.

What do you hope the current project will retain from your initiatives? And later, the neighbourhood?

It's particularly interesting that the project conceived in 2014 was, strictly speaking, a temporary initiative, and that over the years the idea of a transition between this phase and the future neighbourhood has emerged. It has only been possible because of the trust placed in the project management bodies and the quality of dialogue with our partners – the local authority, the urban project management team, successive owners and the developer, but also residents and users.

The idea of making temporary use of the site to test possible future ideas emerged fairly naturally. It became a tangible reality with the implementation, in phase 2 of Les Grands Voisins, of an innovative staged rent scheme for combined workshop/retail outlets, which aims to give start-up projects the opportunity to develop. Depending on the results of the experiment, the project may be able to incorporate a principle of active use of ground floors for shops and services, based on an emerging economic model with high added value, continuing one of the crucial aspects of Les Grands Voisins.



**Les Grands Voisins,
Season 1 (2015-2017)**



Questions for Nicolas Détrie — director, Yes We Camp

“What is the “authorising space” you defend?

Behind this expression, there is a discreet struggle against the feelings of powerlessness and mistrust that underpin the cities of today: the general discourse, numerous regulatory constraints, reduced self-esteem, security systems, a focus on danger and fear of the other, etc. All that creates the feeling that one “doesn’t have the right to act”: in wanting to reduce risk to zero, we also spoil the chances of creating some brilliant stories. The “authorising space”, conversely, seeks **to create space where the presumption of trust prevails**, where people feel it is legitimate to be there and that they are entitled to put forward initiatives or make a contribution. If there are no longer any hidden corners because we assume the possibility of malicious acts, we also remove the possibility of a stolen kiss.

You have led countless “prototyping” exercises for different spaces, programmes, uses, etc. What would you like to keep from them today?

All of these schemes are a way of driving change in the city, by working on the imaginative possibilities of particular places. Here, we have a hospital that was gradually decommissioned, and which different kinds of use are transforming into an open neighbourhood that is lived in, experienced and shared. Prototypes of this kind put practicalities ahead of urban development, actions before words, life before the city. Rather than creating a list, we prefer to retain and promote collective processes instead of working along a chain towards “finished products”, **permanent transformations rather than “long-term objectives”**. Some schemes have worked here for two years, so together we’re going to try to see what might come next. This initial experience will have had the merit of giving ourselves permission to attempt change. Who would have thought that setting up emergency accommodation centres in the

heart of the 14th arrondissement would have sparked such enthusiasm among Parisians?

The Les Grands Voisins project has successfully brought people from a wide variety of social, economic and cultural backgrounds together in the same space. What would it take for this experiment to become a permanent part of Saint-Vincent-de-Paul and metropolitan centres more broadly?

The experiment could be made permanent on the basis of a strong political determination, for example to include the most vulnerable people in our city centres or break down the barriers between urban functions: an accommodation centre can also be open to other people and provide a service to the local neighbourhood.

There’s also the challenge of each stakeholder being willing to accept a lack of determinacy and therefore, a degree of risk in project design and implementation. The Les Grands Voisins experiment was conducted step-by-step and involved **an iterative process of finding out what the place needed**, without a very clear definition of an “end result”. It’s not a matter of making an experiment a permanent fixture. It’s more about how to transform the culture of urban planning and share it more effectively with everyone, and how to move from the culture of a city of “finished products” to one based on the construction of “infinite places”. See you at the French Pavilion of the Venice International Architecture Exhibition 2018!



— A hybrid, iconic project for everyone

The City of Paris and the developer Paris et Métropole Aménagement are backing an ambitious project to make the future neighbourhood a hybrid, iconic project for everyone. In practical terms, this means:

- A collaborative approach that involves future users in the design of 600 homes in both private and public ownership, along with a shared housing programme.
- Continuing to provide accommodation for the most vulnerable;
- A dedicated creative programme for the neighbourhood on avenue Denfert-Rochereau, designed to maintain the status of Saint-Vincent-de-Paul as a destination location via cultural, economic and commercial development programmes;
- Active business units to further the site's

intended use as an economic springboard and continue to host a creative, civic-minded community on the site;

- The creation of public infrastructure (a day-care centre, school and gym), which are exemplary in their capacity for sharing spaces and being open to the neighbourhood.

According to the implementation plan approved by the Council of Paris on 12, 13 and 14 December 2016, the ZAC must allow for the completion of an overall building programme of around 60,000 m² of floor area (SDP).

Around
600
homes

DETAILS OF THE RESIDENTIAL DEVELOPMENT PROGRAMME

Lelong

- Private ownership
- Social housing

Lepage

- Private ownership
- Social housing

Chaufferie

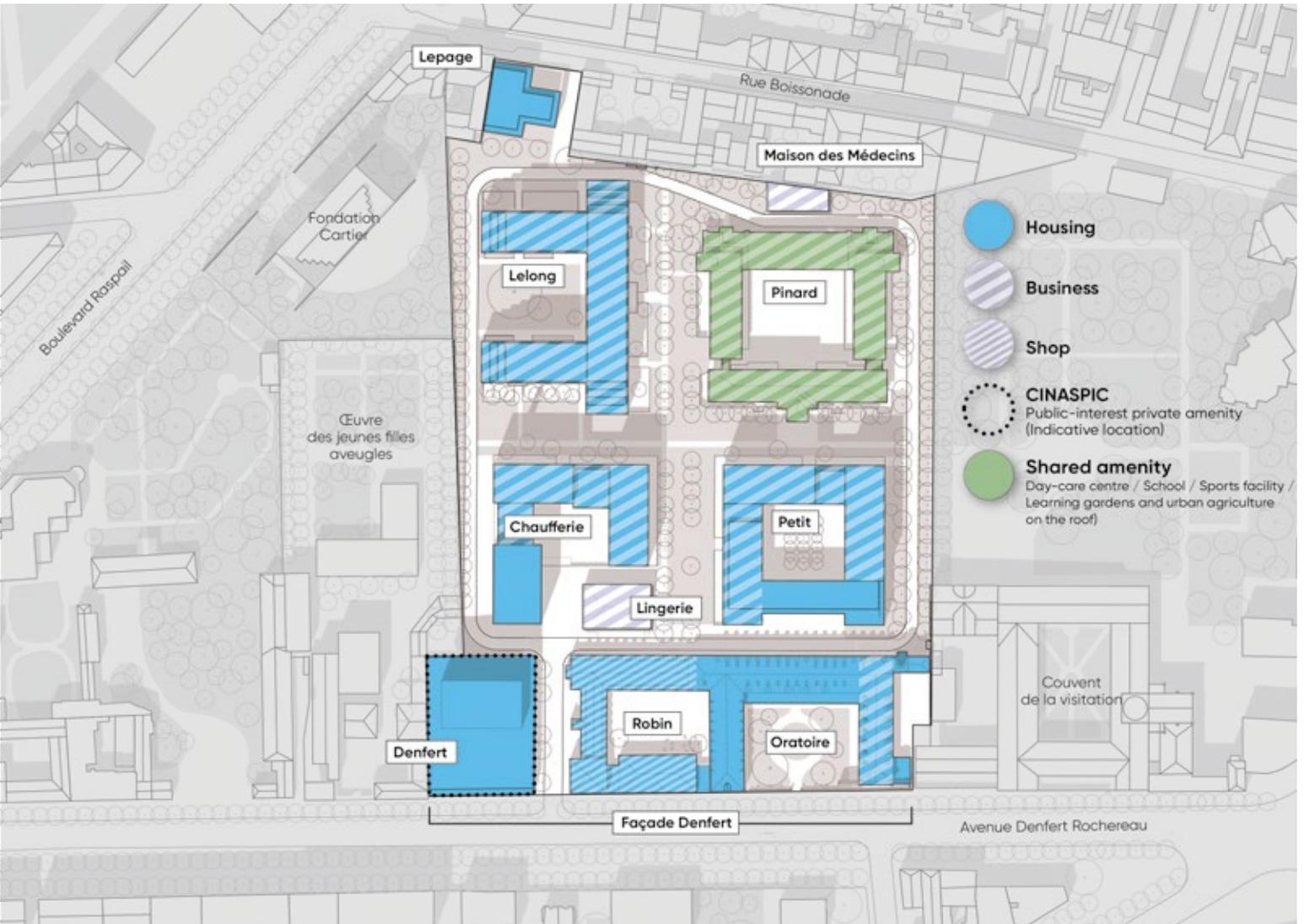
- Social housing
- Mid-range rental

Petit

- Social housing
- Mid-range rental

Façade Denfert

- Private ownership
- Mid-range rental.



© ANYOJI BELTRANDO

6,000 m²
privately owned
public infrastructure

5,400 m²
public amenities

7,500 m²
businesses and shops

- **Basement courtyard areas** of the Pinard, Lelong, Chaufferie and Petit buildings
- **Ground floor** of the Denfert, Oratoire and Robin buildings,
- **Lingerie and Maison des Médecins buildings**

— The foundations of the urban project

Agency Anyoji Beltrando

A project-process that builds on what is already there

In terms of methodology, the agency Anyoji Beltrando did not define a fixed block plan, but a combined project and process. The aim was to work on simple, obvious urban needs that would become part of a narrative of transformation of the site. The project gives momentum to the site while retaining its network of public spaces and many of its buildings and existing planting. It is a process that is open to changes that emerge from the consultation and planning process, and the temporary occupation of buildings and public space.

Four entrances and a single traffic loop

The circular route created around the new neighbourhood, with a single access point from avenue Denfert-Rochereau, serves the various buildings. It has been designed as a landscaped “meeting place”; vehicles will be subject to a 20km/h speed limit, sharing the space with pedestrians and bikes, which will have three dedicated access points: two from avenue Denfert-Rochereau and one from rue Boissonade.

A landscaped central crossing

The two orthogonal pathways that once crossed Saint-Vincent-de-Paul hospital and met in the centre have been kept. The project transforms them into a single, landscaped public space, which is fully pedestrianised and covers an area of 4,000 m². This offers residents and visitors an environment that they can use as they please, away from the hustle and bustle of the city. It also creates a positive environment for the productive and creative activities that surround it, located in the basement courtyard areas that characterise the hospital site.

Renovation of 60% of the built environment

Saint-Vincent-de-Paul hospital was the result of a series of buildings added to the site from the 18th century to the 1990s. Accordingly, when it ceased to operate, it bequeathed the city a full range of architectural styles specific to each era. Most of this heritage will be preserved. Almost two-thirds of the buildings will be renovated, namely Oratoire, Robin, Pinard, the Maison des Médecins and the Lingerie, as well as Lelong, which will be raised in height.

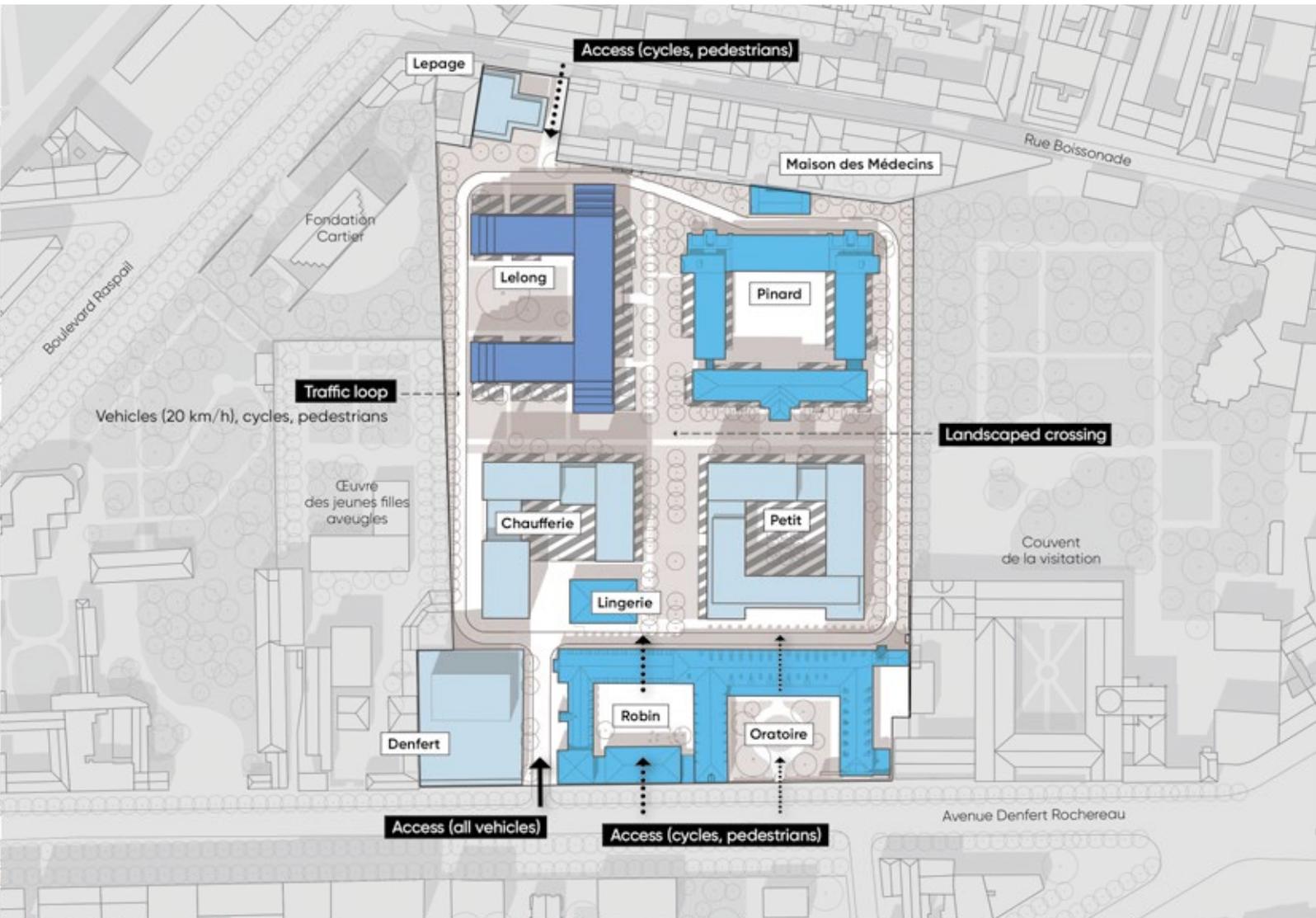
Contemporary blocks

The Saint-Vincent-de-Paul project also places significant emphasis on architectural creativity. The Lepage, Petit, Chaufferie and Rapine buildings will be demolished to make way for new blocks. The aim is to encourage contemporary architecture that respects the existing heritage and prioritises high-quality, bio-sourced materials, such as bricks, which are already widely used in the architecture of the old hospital.

Basement courtyard areas

Over the course of its history, Saint-Vincent-de-Paul compensated for the shortage of space by creating numerous laboratories on the lower ground floor, which were lit by basement courtyard areas. Spaces of this kind are relatively rare in Paris but offer considerable potential for cultural, community, creative and artisanal activities, in unusual, attractive, convivial places. So much so that new buildings in the neighbourhood are adopting them!

02_ PROJECT CONTEXT, DIRECTIONS AND TIME SCALE



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- Refurbished heritage building
- Refurbished heritage building increased in height
- New building
- Basement courtyard



Questions for Yannick Beltrando – architect, urban designer and urban project manager

Your original concept was based on the findings of Xavier Lauzeral’s study: preservation of the existing buildings, 60,000 m² of floor area, etc.

Yes, of course, but we have re-examined certain aspects, notably from a heritage point of view, because we want the site to evolve rather than restoring it to its original condition. The project is based on maintaining a more significant proportion of the architectural heritage and the existing planting, and in particular, transforming the network of existing open spaces into landscaped areas.

You also view the site as an “urban enclosure” rather than an “urban enclave”...

The neighbourhood is surrounded by stone walls but it is accessible to both pedestrians and bikes. This “urban enclosure” is like an “architectural collection” on a scant 3.4 hectares. It has buildings that are symbolic of the 17th, 19th and 20th centuries and which are characteristic of both convent and hospital architecture. It effectively tells the story of the gradual professionalisation of medicine and surgery. Its heterogeneity is a source of pride. Soon, it will be enhanced by a small number of new buildings, which will obviously be contemporary in design, reinterpreting the brick of the hospital buildings with some sophisticated work on materials and building methods.

What do you mean by “modest urban development”?

Modest urban development puts the emphasis on restoration, renovation (Oratoire, Robin, Maison des Médecins) and transformation. The Pinard building, which was ahead of its time as a reversible structure, is ultimately going to be saved, unlike the Chaufferie, whose potential was more limited. The basement courtyard areas, which are characteristic of some of the old hospital buildings, will get a new lease of life. They are intended to house artisanal, creative, social and inclusive activities. Lelong, finally, will be increased in height by four floors.

Why does public space play such an important role in your project?

It’s important to remember that the original roadways covered about 30% of the site. We are keeping some of them to create a traffic loop around the whole neighbourhood – for day-to-day services and emergency access – but in the main, we’re transforming it into a living landscape. It’s been designed as a “meeting place”, where cars will be subject to a 20km/h speed limit and will share the space with pedestrians and cyclists.

Four new entrances, three for pedestrians and one for mixed use, provide access to the neighbourhood. The whole area is heavily planted and there are some very beautiful trees – part of the plant heritage of the place, which we are scrupulously protecting – to provide shade. We are recreating the central crossing point, a landscaped area of 4,000 m², which is used on a daily basis by residents and visitors. The rest of the time,



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- The landscaped central crossing

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- Cour Robin

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- The Pinard shared facility





- The Lingerie



- Basement courtyard areas in the Pinard building



- The traffic loop meeting area

- The Pouponnière,
the incubator for the
Oratoire



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General time line

Temporary occupation
Les Grands Voisins Season 1

Planning
Les Grands Voisins Season 2



Project definition and monitoring of urban and architectural implementation
Anyoji Beltrando project management team

Novitiate of the Oratoire

The Lost Children's, later the Assisted Children's Hospital

1795-1814 > Maternity hospital
1814 > Hospice

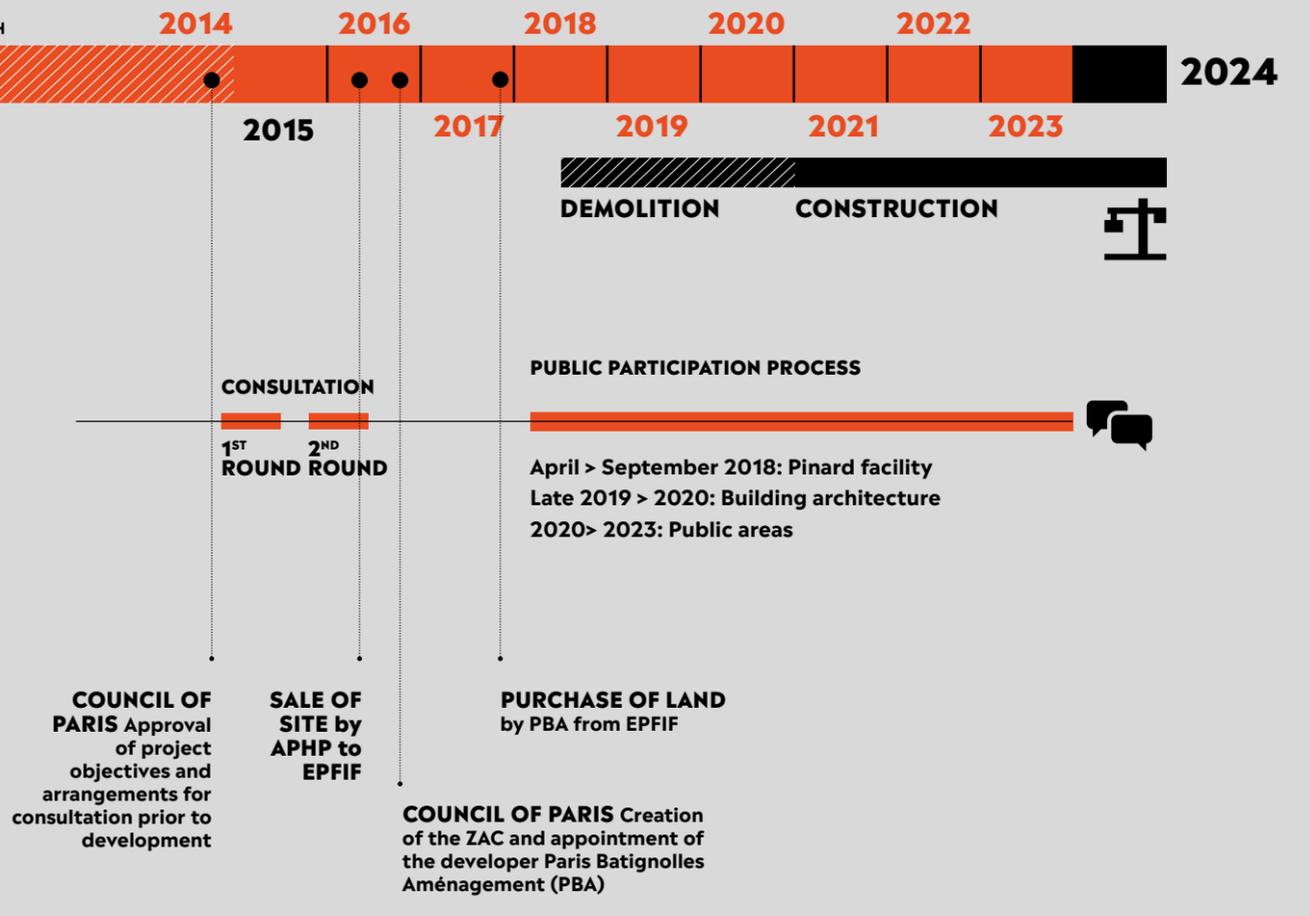
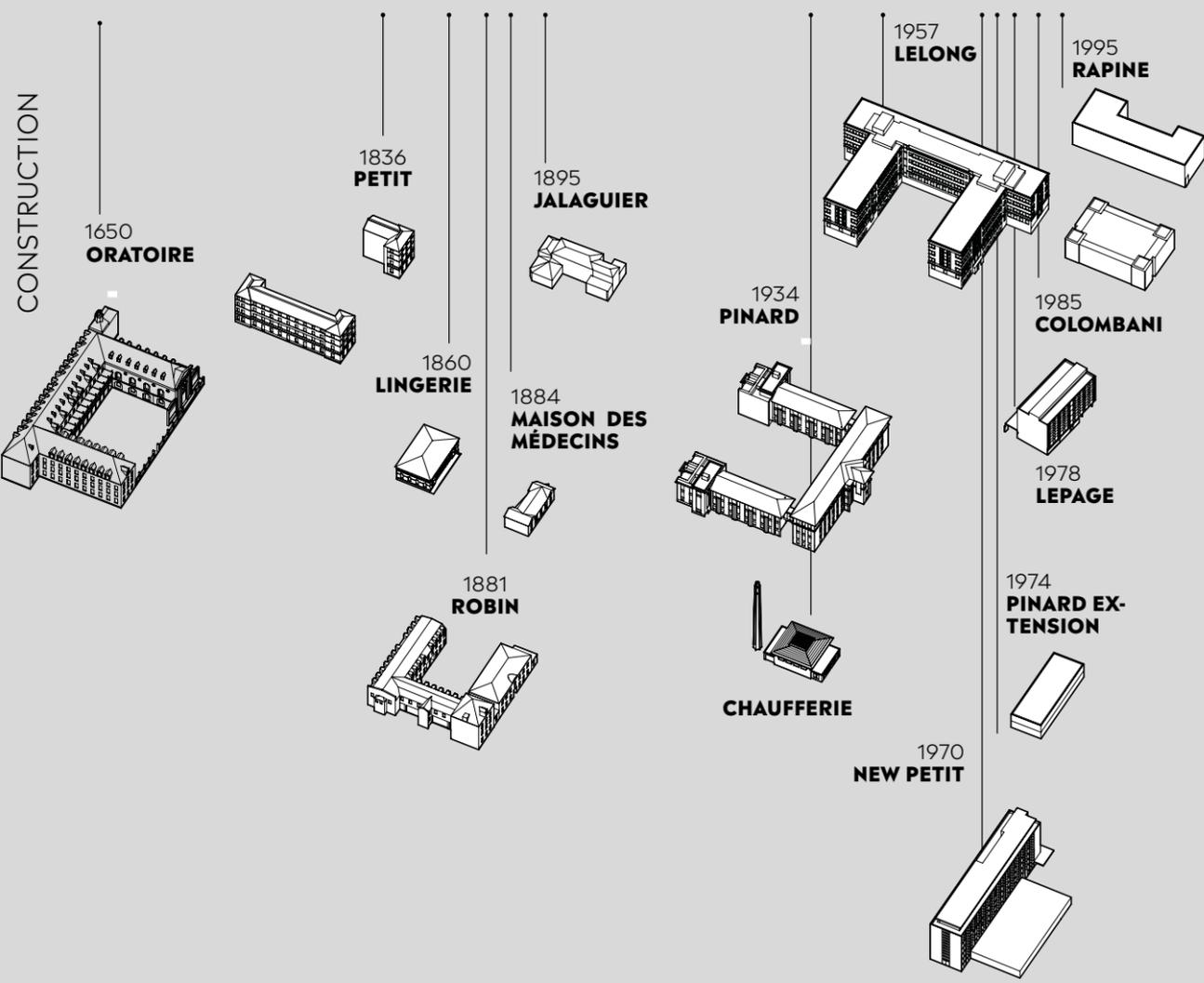
Saint-Vincent-de-Paul hospital

1999-2011 > Gradual decommissioning of the hospital

Feasibility study
Atelier Xavier Lauzeral

Consultation with developers/designers and architects

1650 1795 1830 1930 2010 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024



—

THE SAINT -VINCENT- DE-PAUL STRATEGY

—



In just a few years, the Saint-Vincent-de-Paul site has established itself through the Les Grands Voisins project as a multi-faceted testing ground. Today, the project is maintaining its momentum, driven by PBA. It is particularly prominent in two areas of innovation: urban ecology and the collaborative city.

— An exemplar for sustainability in Paris

The neighbourhood and each of its buildings will contribute, on their own scale, to the creation of a more sustainable Paris. **The City of Paris is keen to make this a pilot site**, as evidence of the convergence of a whole series of relevant framework documents: the Paris Climate, Air and Energy Plan, the Biodiversity Plan, the Noise Plan, the Rainfall Plan, the Cycling Plan 2015-2020, etc.

The project is pursuing a twofold objective of **maximum reduction of its carbon footprint and the development of the circular economy**. Both of these will apply from the design stages of the project through to development and throughout the life of the future neighbourhood.

The developer, Paris et Métropole Aménagement, is currently working with the City of Paris on seven main priorities that will make these ambitions a reality:

- 1. promote modest development that manages resources responsibly
- 2. aim for a very high level of clean energy and energy performance at every stage in the life of the building, and develop renewable energies
- 3. implement sustainable water management and increase biodiversity
- 4. promote new forms of transport
- 5. encourage recycling and reuse
- 6. implement BIM

1. MODEST DEVELOPMENT

A culture of preservation and re-purposing

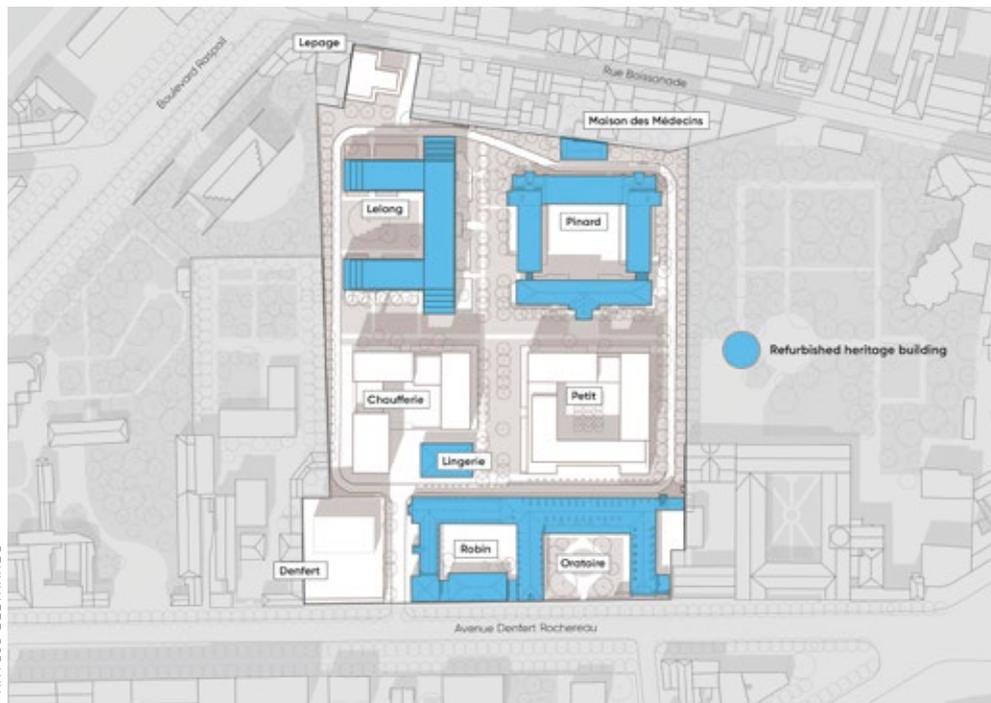
The aim is to prioritise reuse of all the site's constituent parts (buildings and outdoor spaces) that could be re-purposed and given a new lease of life as part of the project. In practical terms, this means:

- **limiting demolitions** and re-purposing buildings instead. Around 60% of the existing built areas will be preserved. These buildings were constructed between the second half of the 17th century and the first half of the 20th, and therefore bear witness to the history of the neighbourhood;
- **reusing the basements** lit by the courtyard areas outside them, to create places of community interest and house businesses,

particularly those operating in the social economy. These semi-underground external spaces, characteristic of the hospital architecture of Saint-Vincent-de-Paul in the 20th century, are found in the Lelong and Pinard buildings and will be created in the Petit and Chaufferie buildings;

- **retaining the existing road layout** and keeping it at the same level to limit embankment work.

Temporary use of the site, before the works begin, is also part of the strategy.



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2. ENERGY PROJECT

Low-carbon technologies and resources

The Saint-Vincent-de-Paul project is one of the very first developments to implement the City of Paris's new "Climate Air Energy Plan", adopted in March 2018, one of the main challenges of which is the transition towards the post-carbon city. Reducing dependency on fossil fuels and drastically cutting greenhouse gas emissions requires a combination of lower energy use and local production of renewable energies. Saint-Vincent-de-Paul will use the most efficient solutions.

– The basics of the energy project

The definition of the "energy project" for the neighbourhood has been commissioned from the agencies Une autre ville, Amoès and Kairos. It is based on an analysis of local needs that identifies all the different kinds of consumption in the future neighbourhood - namely, lighting, heating, ventilation, domestic appliances and electric transport. It assumes that highly energy-efficient buildings (compliant with the German Passivhaus label for new buildings and **EnerPHit** for renovated buildings) will be created, which will have a minimal ecological footprint without sacrificing occupant comfort.

The studies have sought to identify the best combination of technologies and resources to meet the objectives of a low-carbon neighbourhood, while reconciling multiple constraints:

- **the local availability of resources and urban integration.** Some technologies, such as low-energy geothermal, aerothermal energy, biogas/biomass cogeneration, waste water heat recovery and urban wind power, have therefore been dismissed;
- **minimisation of unforeseen technological problems.** In areas of rapid change, it is important to assess the technical maturity of the solutions envisaged, their reversibility and any associated nuisances or health risks;

- **control of the overall cost.** The strategy takes account of both the investment and operational costs of energy systems and their impact on the price of homes and users' energy bills.

– The preferred scenario: centralised energy production

This scenario makes use of the proximity of the Paris network of "unprocessed water", which is not suitable for drinking, at the edge of the site. This network uses untreated water from the Seine for street cleaning or watering open spaces.

It also has a characteristic that has not been fully exploited: a relatively constant average temperature of 14°C all year round. The heat in the water can be recovered using heat pumps, to contribute to the production of hot water in Saint-Vincent-de-Paul, for sanitary use or heating.

The system will need to be supplemented with heat from the CPCU, the city's heating network, during winter peak periods. This centralised production scenario is based on Eau de Paris's detailed understanding of the energy potential of the raw water network, which can then be used to produce operating hypotheses and calculations.

P&Ma, Eau de Paris and the CPCU are working on an arrangement that will minimise operating costs and amortise the investment.

The scenario also includes the installation of roof-mounted photovoltaic panels, which will cover some electricity needs.

The issues of energy performance and controlling consumption are also prompting action on energy use by future inhabitants, led by a neighbourhood manager, which will build on the lessons learned from the CoRDEES project at the Clichy-Batignolles development.

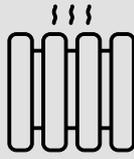
1. ESTIMATE NEEDS



Lighting



Hot water



Heating



Ventilation



Domestic appliances



Electric transport

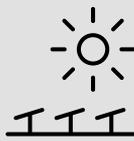
2. EXPLORE RESOURCES AND SOLUTIONS



Geothermal



Methanisation



Solar



Wind



Waste heat



Biomass



Hydraulic



Contributions
"INNOVATIVE
ENERGY
SOLUTIONS"

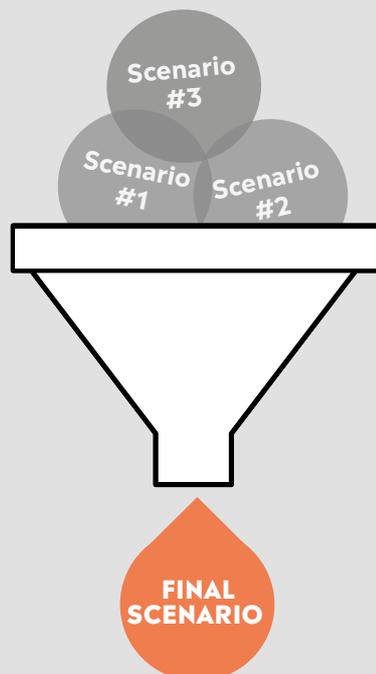
3. DEFINE SCENARIOS

Sourcing: Resources x production technique

x

Scale of production and distribution method

4. SELECT AND DESCRIBE AN OPERATIONAL SCENARIO





© Clément Guillaume

Currently largely impermeable soil.

3. WATER & BIODIVERSITY

Restoring fertile soil

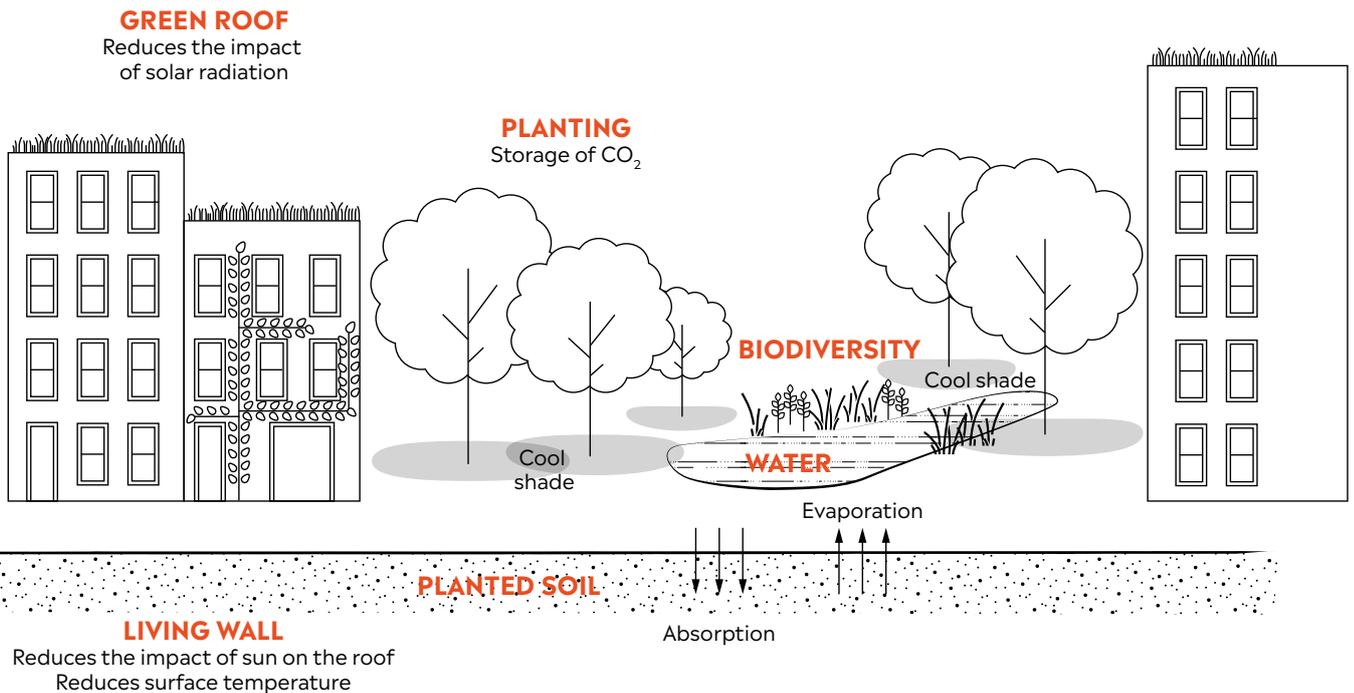
For a long time, managing rainwater in the city has been limited to strategies to collect and store water and drain it into underground networks. In Paris, this approach has been combined with a **requirement to limit discharges into the Seine**. Rainwater collected by downpipes and gutters in the streets joins the main drain, which also takes wastewater from homes (from washing and toilets). If the flow into the pipes and at wastewater treatment plants is too high, especially during storms, surplus dirty water can pour directly into the river, creating risks of pollution.

Paris has come up with a rainwater management plan, *ParisPluie*, to prevent this. All public and private-sector stakeholders involved in the city's development and management must now comply with the requirements of the plan. The 3.4 ha Saint-Vincent-de-Paul site, with its 4,000 m² of green spaces, is one of the first major

projects to implement the plan.

Fundamentally, this innovative approach relies on the interaction between water and biodiversity. One of its primary concerns is looking after the city's actual soil, which has long been neglected. Over the centuries, it has largely been made impermeable, covered up by paving slabs and tarmac. And even where it has been left bare, compacted soil no longer absorbs water, so it streams over the surface and into the drains. Earthworms, insects and the root systems of plants that could otherwise aerate the soil have abandoned it!

The challenge is to **re-establish biodiversity, and de-compact and restore the quality of the soil so that it can absorb more water**. Experts - the Thierry Maytraud agency and the Empreinte group of project managers - are developing a method to restore its original porosity.

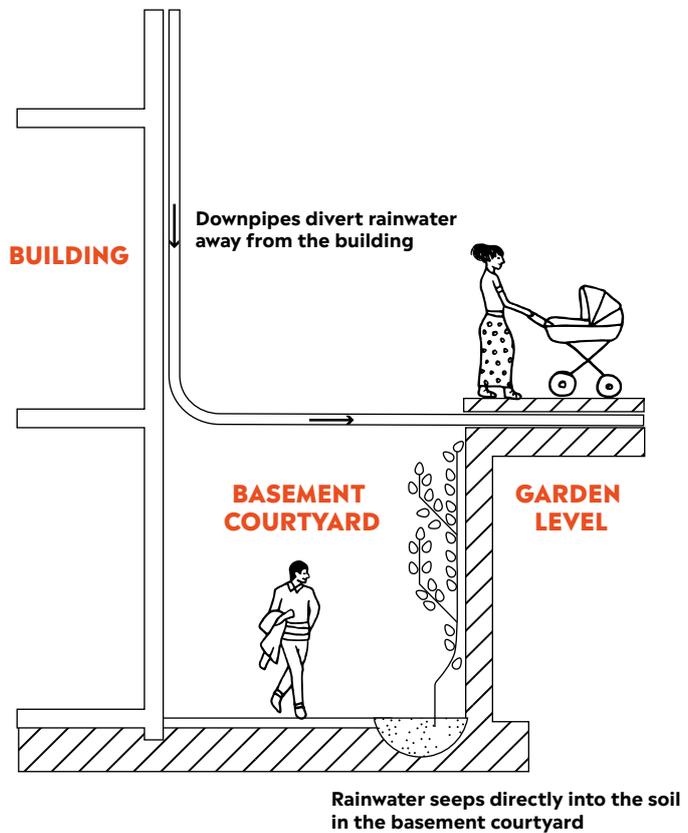


Special precautions will be taken to avoid the ground being compacted by site machinery or storing heavy materials, as well as accidental spills of pollutants. The soil will be enriched with soil improvers and natural materials, with the aim of improving its physical and chemical properties. It will be planted with plant species whose roots develop at different depths, so that the substrate is aerated and nourished at every level. Finally, animal species that populate and work the soil will be reintroduced.

The benefits of these interventions have a “cascade” effect: **water is absorbed by the ground rather than entering the drainage network**; newly fertilised soil needs less watering and planting becomes denser and more robust, creating “islands of freshness” in the city that are much appreciated during hot weather.

Rainwater collected from roofs and elsewhere can be recovered and channelled into gardens to water plants. If this is not enough, further supplies can be sourced from city’s the non-drinking raw water network, which surrounds the Saint-Vincent-de-Paul site. This pumps water from the Seine and is used by Paris’s street-cleaning services and gardens for various purposes.

Contrary to the approach used for underground networks, which has made water circulation a mystery, **the philosophy adopted by the neighbourhood’s developer is to make the process transparent** from an educational and aesthetic perspective. The public areas and planted spaces will be punctuated by pools, channels and rivulets.



According to the *Paris Pluie* plan, **the ground must be capable of absorbing a minimum of 12mm of rainfall in a 24-hour period**. Planted areas in the “bare earth” sections will allow for this easily. In built areas, a number of different systems will be used:

- On roofs, 15 cm of substrate consisting of real, living soil is sufficient to absorb this amount of water. In Saint-Vincent-de-Paul, the thickness will be increased to ensure the development of biodiversity.
- The aim for external spaces below street level, such as basement courtyard areas, is for them to be autonomous through seepage.
- Finally, recovery strategies for specific uses, such as toilets or cleaning, will be developed on a case-by-case basis.

The developer and the City of Paris will now be working on a **Rainwater Management System (SGEP) for the whole site**, which will be compulsory for the various operators and users.

4. TRANSPORT

Calm, carbon-free travel

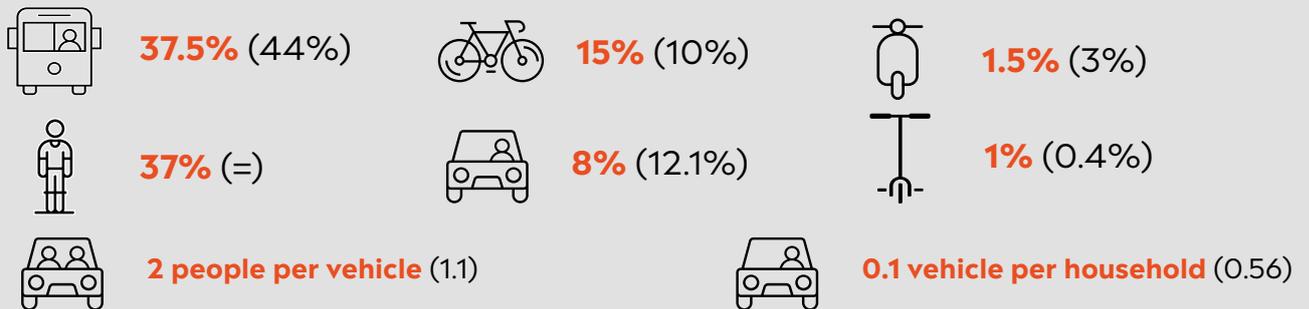
The City of Paris aims to reinvent urban mobility over the next few decades. It has therefore set itself a target of prohibiting all use of diesel vehicles by 2024 and all petrol vehicles by 2030. By 2020, the capital will also be 100% cycling-friendly. This political determination is based on an already perceptible trend towards disaffection for the private car: by 2030, the number of vehicles per household is set to fall to 0.3, compared with 0.56 today. Two factors will contribute even more in the future. One is related to **the emergence of new transport options**: an increase in cycling, more widespread use of car-sharing - one

shared vehicle replaces eight private cars - a sharp rise in electric cars, self-driving vehicles, digital platforms for transport services, etc. The other is based on a **gradual restructuring of the city, which is likely to reduce the number and length of individual journeys** (based on the concept of the nearby city) thanks, in particular, to short distribution channels, local shops and services, remote working, etc.

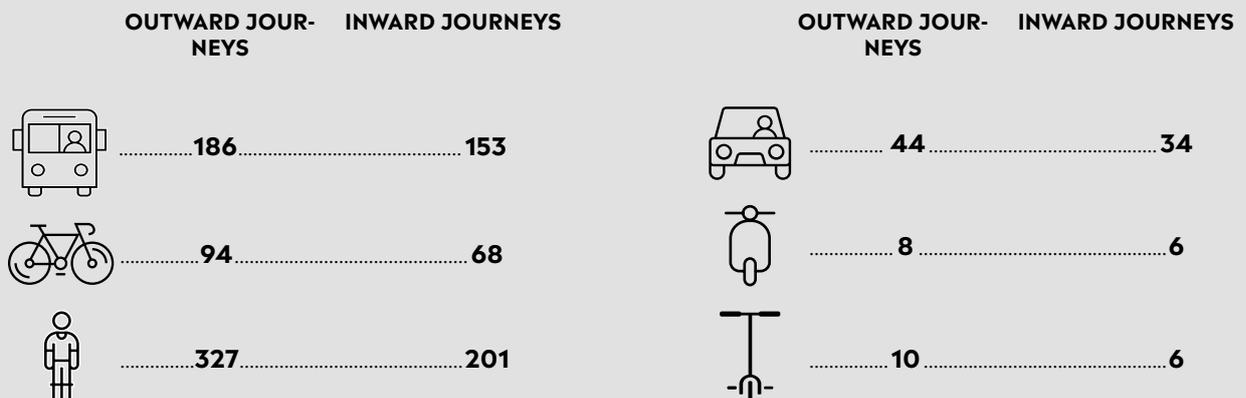
There are also a number of factors that make Saint-Vincent-de-Paul suitable for limited car ownership. First, the project's urban environment means that it has a

LOCAL CITY

MODAL SHARES IN 2030 (CURRENT MODAL SHARES)



JOURNEYS GENERATED BY THE NEIGHBOURHOOD AT MORNING RUSH HOUR BY 2030



comprehensive range of public and individual transport options (RER line B, metro lines M4 and M6, buses and Vélib' cycle hire) in the immediate vicinity. Next, the way the site has been planned. Two-thirds of the built areas will be used for housing. It has been found that a majority of people who live in the 14th arrondissement work in Paris itself or the inner suburbs, both of which are perfectly accessible using public transport. In addition, tenants who live in social housing, which makes up 50% of the residential component of the site, traditionally have low levels of vehicle ownership. Finally, the general trend towards lower levels of car ownership and the development of new forms of transport will free up parking spaces around the neighbourhood (in public car parks or spaces in buildings in the adjacent streets).

Based on this assessment, the City of Paris has decided to make this a neighbourhood without individual parking. An alternative

transport centre at the entrance to the site, in the Denfert building, will be made available to people who live in the neighbourhood. From customised information for individual users to a shared transport platform, access to self-driving vehicles, shared bikes, etc., it has not yet been defined in detail, but many of the projects developed as part of the "Reinventing Paris" competition have outlined some possible options.

The new neighbourhood will therefore prioritise the needs of pedestrians and cyclists. The access road, which can be accessed from avenue Denfert-Rochereau, has been designed as a "meeting place" - a calm, landscaped area shared by pedestrians, cyclists and vehicles subject to a speed limit of 20 km/h; parking will be limited to deliveries. Two other pedestrian entrances will be created through the Cour Robin and from rue Boissonade.

5. REUSE OF MATERIALS

An inclusive environmental strategy

A building at the end of its life is generally handed over to a demolition company, which sorts the main elements of the building and second-fix components and sends them either to a landfill site or to be recycled.

• **35% of construction waste is currently recycled**

• **70% of waste will have to be recycled from 2020 onwards (under the Energy Transition Act)**

The first demolitions at Saint-Vincent-de-Paul (the Pasteur and Jalaguier buildings) will be carried out on the basis of an environmental, social, inclusive and collaborative approach, based on short distribution channels. **A recovery phase intended to benefit the vast network of associations, micro-enterprises, artisans and creative artists in the Ile-de-France region** will precede the usual process. A highly diverse range of materials they can use in their projects will be donated by PBA. This indirect support for the development of cultural, environmental or socially inclusive activities will benefit both local organisations, notably Les Grands Voisins, and others in the Ile-de-France region, up to a maximum radius of 60 km around Paris.

P&Ma has appointed the agency Mobius to coordinate the demolition, working in conjunction with the ecosystem of organisations identified to reuse the materials. The initial inventory of removable items that could be reused lists no fewer than 1,500 references, in over 200 categories. It was initially submitted to Les Grands Voisins and then disseminated, between mid-February and mid-April, to various organisations with a possible interest, notably through the Réseau des Ressourceries network of repair, recycling and resale initiatives. **The materials on offer are not allocated on a first-come, first-served basis but based on the**

potential benefits of reuse project, which are submitted and analysed in advance.

Alongside the inventory, Mobius was involved in drafting the invitation to tender for the clearance/demolition contractor to plan for a two-stage recovery process: first, on 2, 3 and 4 May 2017, a collaborative removal event, with around ten organisations, and secondly, access to the materials removed organised by the company Brunel, and stored on-site.

Both the items recovered and their potential uses are very diverse. The Grande Masse des Beaux-Arts, for example, has collected office furniture for a community nursery, while the windows will be turned into greenhouses by a gardening association. As for Les Grands Voisins, they have recovered safety equipment, signs and a few radiators.



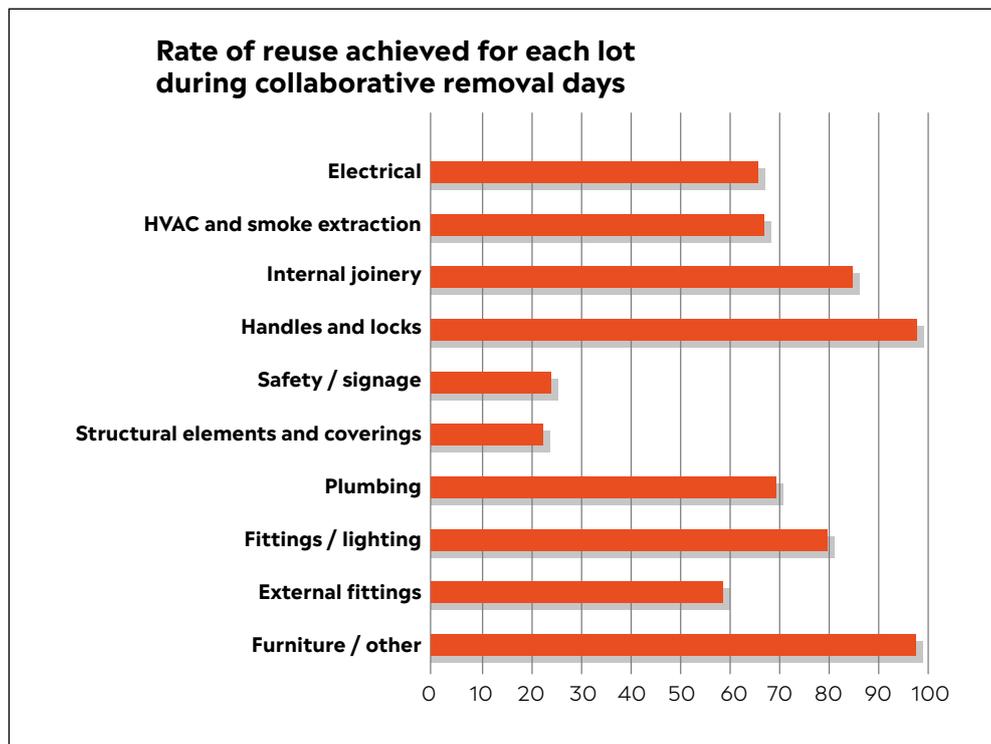
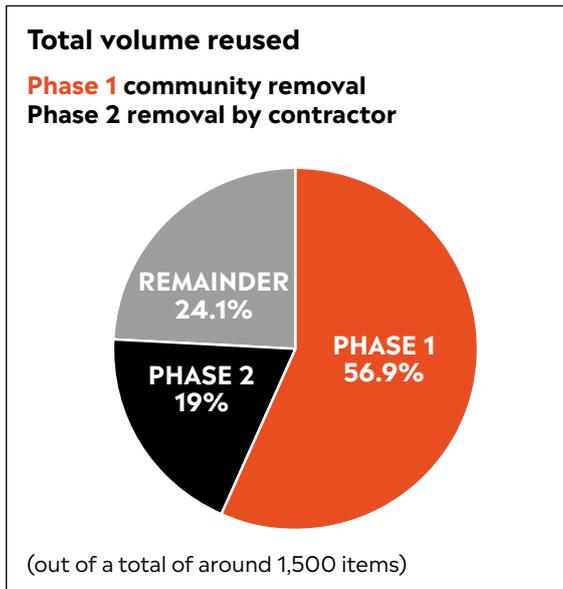
© Mobius

2.6 tonnes of reusable materials have already found a home.

The major issue with this experimental reuse scheme lies in the match between supply and demand. On site, the main problems have been the premature availability of materials in relation to the progress of the projects, and storage difficulties within a limited operational area (due to existing buildings, temporary occupation and preparatory works).

Off site, while some materials have quickly found takers, others lack any obvious use. Creativity and the ability to use items for something other than their original purpose - such as windows being turned into greenhouses - are therefore essential, from both those providing assistance to the main contractor and from the takers.

The proactive approach to recovery used on the first two buildings will be rolled out to the whole of the site, from the first demolitions (Lepage, Petit, Chaufferie, etc.) to reusing materials in the new buildings.



6. BIM

Applications extended to urban development and heritage

All the building, infrastructure and public area construction and renovation projects in Saint-Vincent-de-Paul will be converted into interoperable data and fed into the common BIM database. This can be used to produce a 3D model of each building but also – and this is where the novelty of the approach lies – the development project as a whole, to share and exploit a huge amount of information at two levels and the interaction between them.

In early 2018, P&Ma signed a research agreement with the Scientific and Technical Centre for Building (CSTB), to create new collaborative processes and new management methods, based on the use of the 3D model. While the benefits of BIM are well known for buildings, in Saint-Vincent-de-Paul it will support prescriptive, unifying action on a **new scale, that of the development project, in a dense, built heritage-rich urban environment.**

BIM implementation has begun with modelling the existing site. Laying this foundation, which consists of buildings, underground networks and geotechnical data, which is already a task in itself, is a precious asset. The partners of P&Ma, who are going to need to comply with protocols and provide all their project data, will benefit from a useful model in return.

The efficiency gains in terms of project management, which will benefit both the developer and all its partners, are already emerging:

- transparency and sharing of information between all participants;
- time saved on technical discussions;
- easier visualisation of projects and all their interfaces in 3D;
- dynamic structural or environmental stimulations in real time;
- immediate access to consolidated data at project level;
- reduction in unforeseeable events and margins of error.

Other promising developments are possible, particularly in the areas of communication, sustainable development and urban management in the operational phase. Indeed, BIM is more than a 3D modelling tool: it is first and foremost a database, in which each object is accompanied by descriptive information. Its applications are numerous: as a scalable, interactive model to inform citizens; for dynamic management of materials for reuse; for managing energy consumption in conjunction with the Internet of things, etc.

— A collaborative approach to urban design

The creation of “urban commons” is the basis of the plan and methodology developed by Paris et Métropole Aménagement for Saint-Vincent-de-Paul. These common areas are **the community aspects of the neighbourhood**, which are likely to make it acceptable to people and foster the emergence of shared initiatives. The aim is to **spark and refine original proposals from both the public and private sector and from citizens** for all areas of the Saint-Vincent-de-Paul project.

To achieve this, Paris et Métropole Aménagement, with the help of the cooperative Le Sens de la Ville, is deploying a **tailor-made urban strategy** by developing specific processes for each of the project’s programmes: no fewer than seven invitations to tender are being launched to select operators, project managers and project sponsors based on **criteria that maximise a participative approach**.

— The pioneering Les Grands Voisins

This way of designing the urban project in Saint-Vincent-de-Paul is inextricably intertwined with the recent history of the site, notably the temporary occupation by “Les Grands Voisins”. In 2011, following the departure of the Assistance Publique – Hôpitaux de Paris (AP-HP), the vacant buildings were handed over to the Aurore association, which specialises in combating exclusion, to create accommodation centres. A partnership between Aurore and the Yes We Camp association and the temporary urban development cooperative Plateau Urbain paved the way to welcoming businesses, on the one hand, and the general public on the other, with the creation of sociable spaces and a programme of cultural and other events.

— From picturing the future to the project

The agreement to grant temporary access to the whole site between Aurore and Paris Batignolles Aménagement ended in March 2018 and was then renewed, for part of the site, with a more focused intention of picturing the future of the project. Accordingly, all three organisations – Aurore, Yes We Camp and Plateau Urbain – will occupy the part of the site along avenue Denfert-Rochereau until the summer of 2020, and will work in partnership with Paris et Métropole Aménagement to support the transition to the urban project with **an incubation phase**.

The trial of the concept is now continuing in terms of project management and in particular, determining the arrangements for assigning building permits through the various invitations to tender.

— Three successive themed approaches

Future operators and users will be mobilised around three generic themes:

- Living in Saint-Vincent-de-Paul;
- Supporting the emerging economy;
- Creating a new interface with the 14th arrondissement.

— Coordination workshops

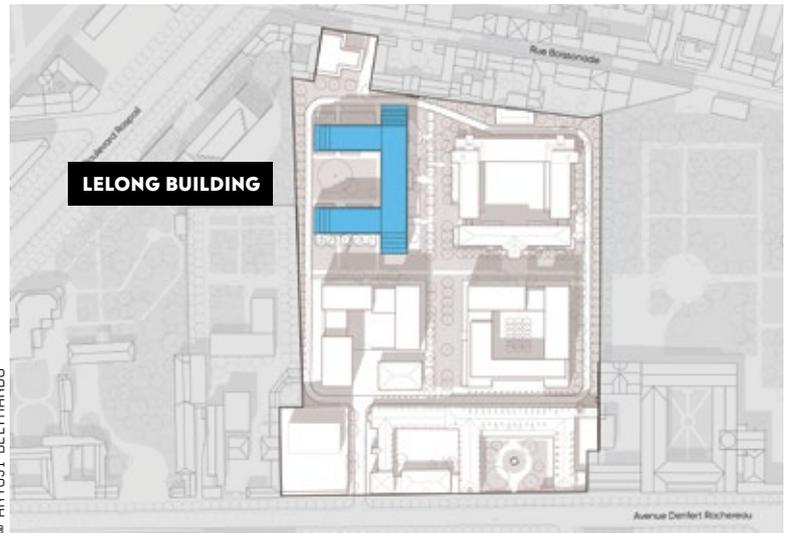
The various invitations to tender will take place based on a timetable that will allow the organisation of coordination workshops for all the projects from the first quarter of 2020 onwards. These were previously trialled at the Clichy Batignolles development and bring all stakeholders (designers, main contractors, project sponsors, managers, the City of Paris authorities, etc.) together, with the aim of refining aspects of the project ranging from its architectural consistency to the organisation of business premises in the basement courtyard areas, the relationship to public areas, the organisation of neighbourhood common areas and their management, etc.

1. LIVING

Housing and shared amenities

Lelong tender: private and social housing operators

The Marcel Lelong building, the former paediatric medicine clinic, was built in the second half of the 1950s (architect Georges Mathy). This typical example of Reconstruction architecture features three brick and concrete wings in a U-shape, and is the counterpart of the Adolphe Pinard maternity unit, which is also being preserved. It was added to in 1983 and 1984 (with the terrace on the central wing and mezzanine by architect Marc Henry, and the nursery in an extension of the central wing by architects Alluin and Jean-Paul Mauduit). The planned increase in height and renovation of the building will add another layer to this historic building.



The invitation to tender, issued in June 2018, was for building permits to produce a housing programme of approximately 10,620 m² of floor area, which will accommodate approximately 9,420 m² of unrestricted and social housing and 1,200 m² of business activities in the basement courtyard areas.

With regard to free access, Paris et Métropole Aménagement wishes to see the development of a **range of innovative, non-standard housing** that will attract a population of owner-occupiers. The housing production process will therefore be a determining factor and in particular, must be committed to involving buyers in the design process and defining innovative marketing schemes, the type of accommodation and shared spaces, management proposals, etc.

The rented social housing programme will be developed based on the same collaborative principles.

The business premises in the basement courtyard areas will be sold off-plan to the investor appointed subsequently by Paris et Métropole Aménagement (see “active ground floors”).

LELONG
10,620 m² approx..
Unrestricted and social housing 9,420 m²
Basement courtyard area activities 1,200 m²

Following the short-listing in December 2018, of four developers who were asked to resubmit their bids, four project management teams, involving two architectural practices and one landscape designer, were selected for the second phase of the tender.

- Urban Coop, Paris Habitat with Brunquell & Andre, BoW Wow and Mélanie Drevet (landscape designer)
- Vinci Immobilier_Redman/I3F with NP2F, OFFICE KGDVS and Etablissement (landscape designer)
- Bouygues Immobilier - Demathieu Bard/Batigère with Barrault Pressaco, Thomas Raynaud and 22 Degrés (landscape designer)
- Quartus/Habitat & Humanisme with Lacaton & Vassal, Gaëtan Redelsperger and Cyril Marin (landscape designer)

Bids are due to be submitted in June, with the winning team announced in the autumn.



Lelong building

Appointment of social landlords, Chaufferie/Petit lot

The Saint-Vincent- de-Paul neighbourhood comprises 50% social housing and 20% mid-range rental housing out of an overall residential programme of 43,000 m².

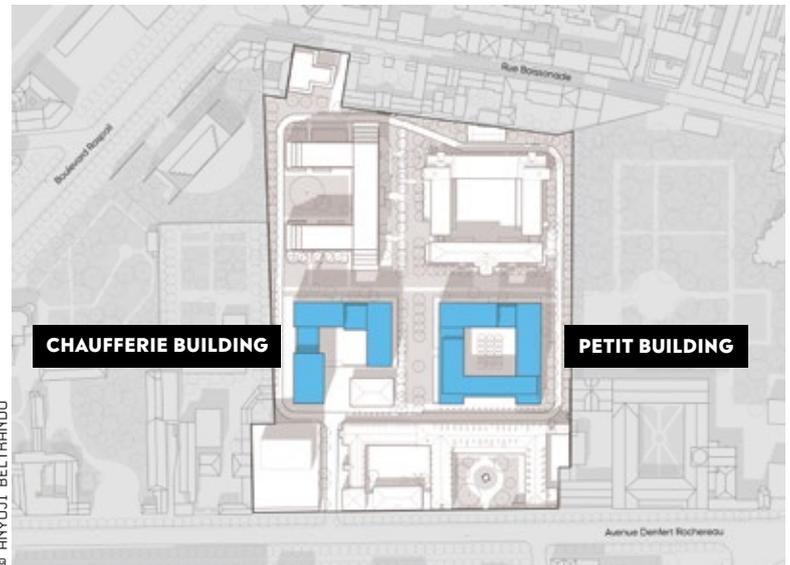
The Chaufferie and Petit lots, which consist of rental and mid-range housing, were assigned to the landlords Paris Habitat and RIUP in October 2018. As with the Lelong building, the basement courtyard areas will be sold to the investor appointed by P&Ma.

As with the whole project, these programmes are unusual in incorporating user-centred design at an early stage and assessing its implications for the whole of the production process and building life cycle.

In April 2019, the landlords began recruiting a panel of around 40 tenants, with the aim of involving them in all future discussions.

CHAUFFERIE
10,850 m² approx..
Social and mid-range housing 8,890 m²
Basement courtyard area activities 1,600 m²
Plant room 360 m²
Appointment of landlord (June 2018): Paris Habitat

PETIT
13,530 m² approx..
Social and mid-range housing 12,230 m²
Basement courtyard area activities 1,300 m²
Appointment of landlord (June 2018): RIUP



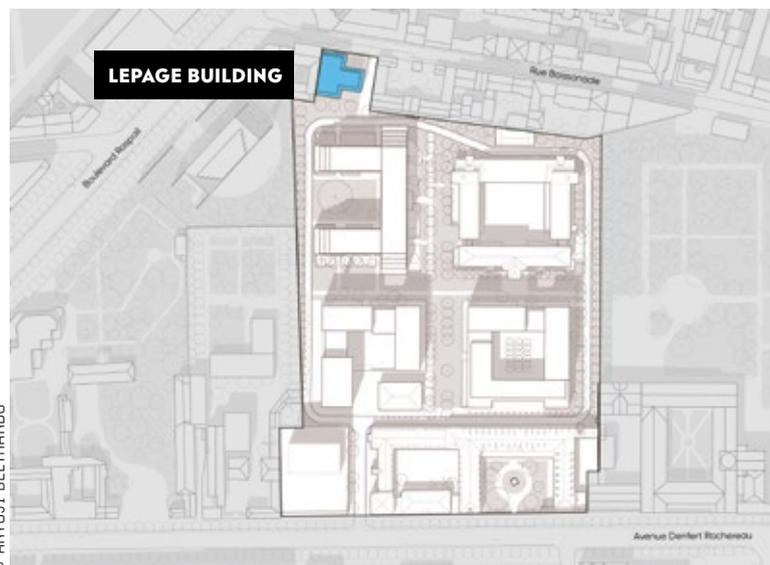
Invitations to tender for the designers are scheduled for September, with the winning teams announced in November 2019

Lepage tender: shared housing - rented social housing and homes for first-time buyers

LEPAGE
2,570 m² approx..
Unrestricted housing 1,800 m²
Social housing 770 m²
Landlord invitation to tender: during 2019

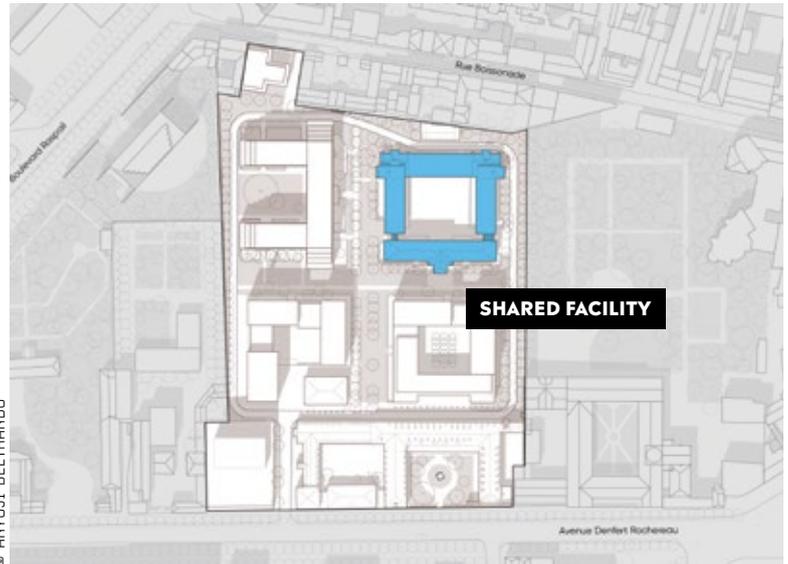
The Lepage block is intended for shared housing (including 30% social housing) to take the measures instigated with the development a stage further.

It will be led by a cooperative, an ownership and collective management model based precisely on the concept of common areas. An invitation to tender will be launched during 2019 to select a landlord, who will be the main contractor for the development on behalf of the cooperative and a future member of the cooperative, where it will manage social housing. The process of recruiting cooperative members (based on a call for a consortium or individuals) will be part of the candidates' methodological proposals, while the eligibility criteria will be set in advance by P&Ma.



- The Pinard shared facility

The City of Paris has planned to create a shared facility combining a day-care centre, school and gym in a single building, the former Pinard maternity unit, to cover a variety of use cases. This so-called “super-facility” will stand out for its multiplicity of functions, a high level of modularity and in particular, spaces that are shared by different kinds of user [school pupils and young children, residents and local people]. The success of the project is reliant on designing an agile, scalable building as well as deciding on a management method that is suitable for mixed use.



Three amenities combined: “internal pooling”

The children’s hub - the school and day-care centre - and the gym have been designed as a single entity, allowing a full or partial combination of shared spaces. This “internal pooling” applies, for example, to plant rooms, the medical and social care centre, the laundry and the catering area. Around 100 square metres can therefore be saved or assigned to other uses.

A resource for the neighbourhood - “external pooling”

Unlike gyms, which are occupied almost all of the time, the “children’s hubs” have unexploited potential for use in spite of the school-related and municipal activities that they are already used for. The aim is to go a step further, by making it possible to use the spaces outside of school hours or when they are being used by young children. Achieving this depends on functional independence between “sanctuary” areas, such as classrooms, and common areas that could be open to the neighbourhood, such as the school playground, hall, catering area, etc. Thanks, in particular, to the gains achieved through “internal pooling”, some areas could increase in size to expand the range of possible uses; a larger music room, for example, could become a rehearsal space.

The basis of the tender

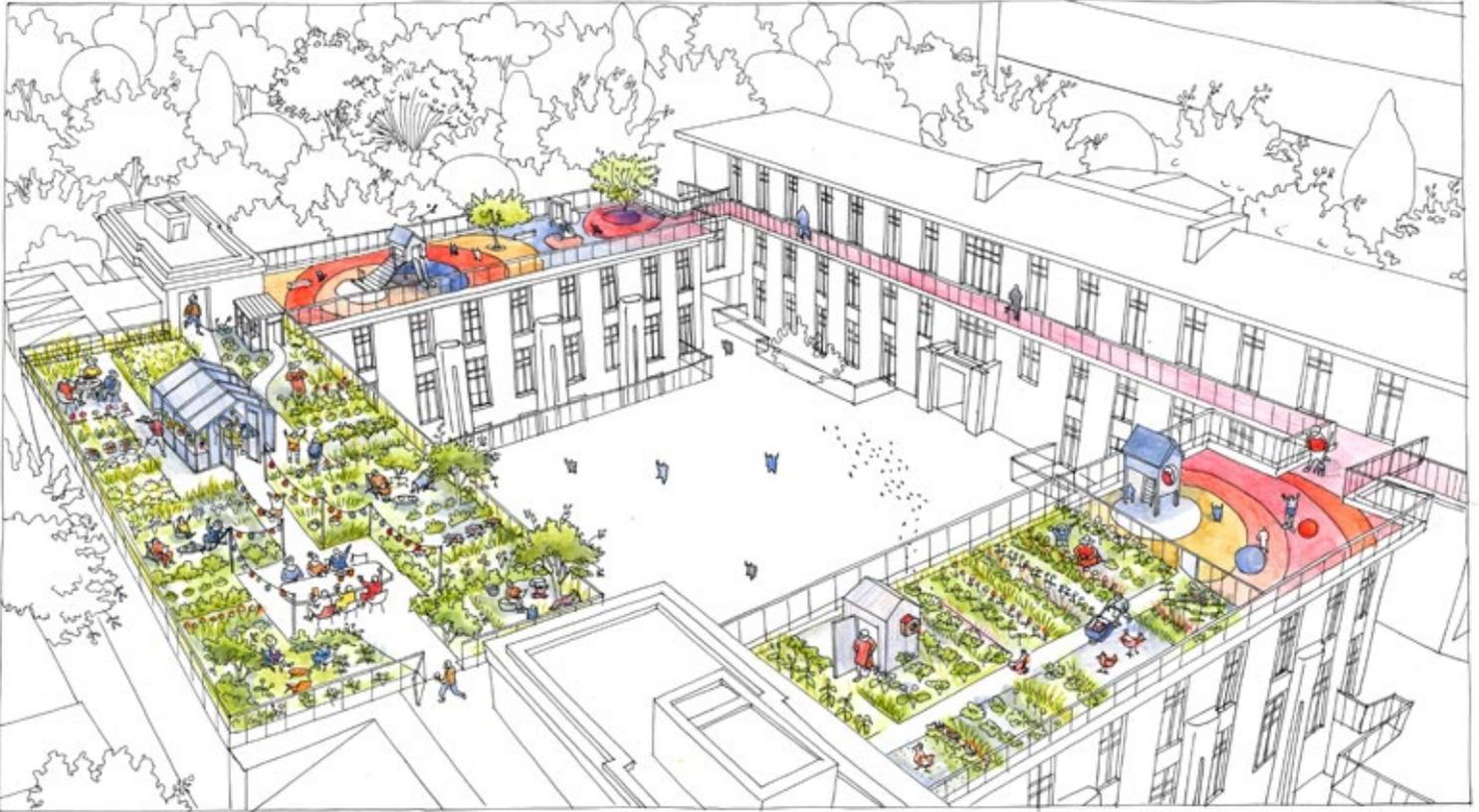
The plan for this shared amenity was developed jointly in workshops led by the programme manager Alphaville, which were attended by departments from the City of Paris authorities, the urban project management team and the developer. It incorporated the findings which emerged from the discussions among people living in the 14th arrondissement, its future users. At the same time, an expert appraisal of the management model has been initiated by the City of Paris.

The innovative nature and complexity of an amenity of this kind motivated the decision to use a competitive dialogue procedure,

PINARD
6,400 m² approx.. including 5,000 m² of public amenities
School 2,400 m²
Day-care centre 900 m²
Gym 1,700 m²
Basement courtyard area activities 1,400 m²
Launch of the competitive dialogue: June 2018

in order to open up the field of proposals while ensuring that each programme ran as efficiently as possible.

Planned use of the roof of the Pinard building



© D. BERG

Three project management teams took part in the competitive dialogue:

- Chartier Dalix architects
- Encore Heureux architects /Assemble Studio/ Atelier A+1 / Jung Architectures
- Atelier O-S Architectures / Julien Beller

The winner will be announced in February 2020.



© Clément Guillaume

Pinard building

2. SUPPORTING THE EMERGING ECONOMY

“Active ground floor” operators tender

The basement courtyard areas are characteristic of the hospital architecture of Saint-Vincent-de-Paul. Paris et Métropole Aménagement wants to make this “base” (plus the Lingerie and Maison des Médecins buildings, the ground floors that open onto Cour Robin and Cour Oratoire, and the unusual space of La Pouponnière), a place to welcome an emerging business and creative community. All these areas will be owned by a single operator.

A “basement area manager” will be appointed subsequently and will be responsible for driving a shared dynamism between the various buildings, in conjunction with the rest of the neighbourhood.

ACTIVE GROUND FLOORS

Basement courtyard areas of Lelong, Chaufferie, Petit, Pinard and Cour Robin Lingerie, Maison des Médecins and Pouponnière buildings

7,500 m²

Tender issued to commercial operators; single operator/manager: 2022

The legacy of Les Grands Voisins

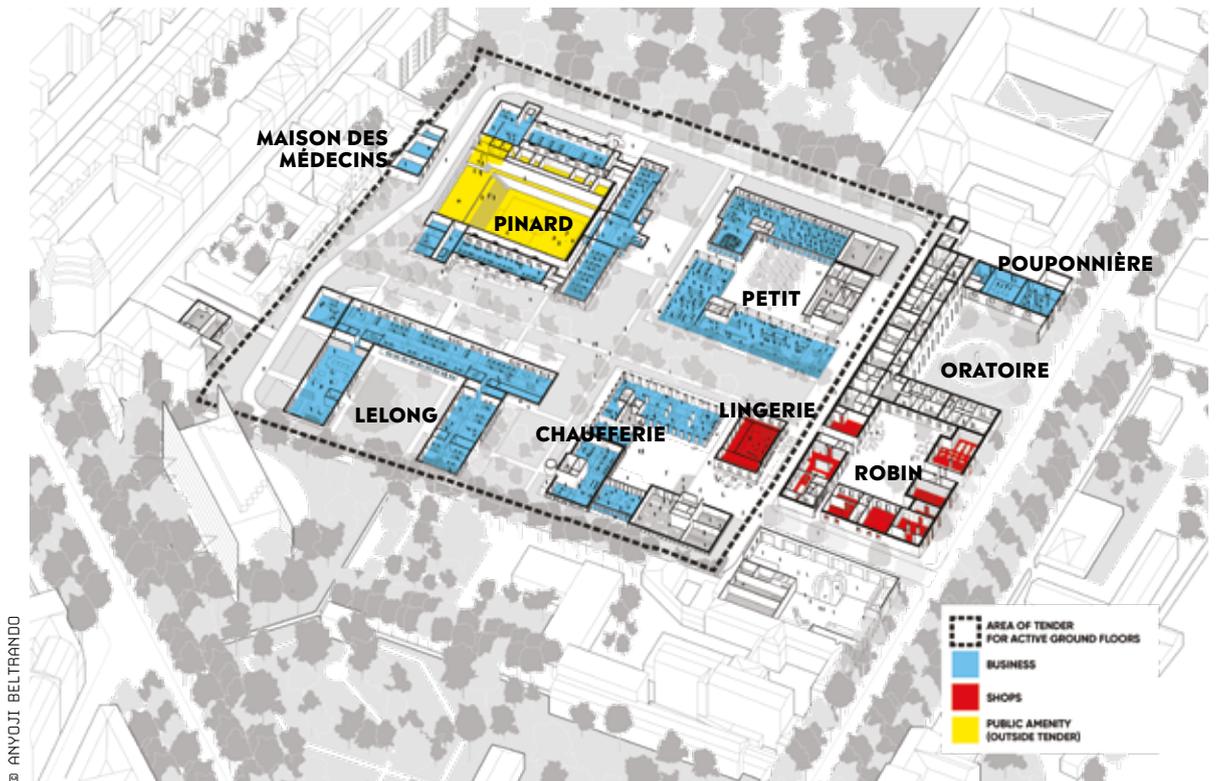
This tender is linked to the extension of the temporary occupation of the site by Les Grands Voisins, which resulted in the development of a hub of standalone activities, particularly in the social and inclusive economy sector. Although it was not a significant part of the original plan for the ZAC, the economic potential of Saint-Vincent-de-Paul was confirmed by the success of the occupation. The result is a dynamic entrepreneurial ecosystem, with significant positive externalities. Some 175 businesses occupied the premises during the period of peak activity, with almost 900 people working daily in the 8,800 m² of premises dedicated to economic activities¹. The qualities of the site as a property springboard for start-ups and businesses operating in the social and inclusive economy (cooperatives, associations, etc.) were clearly demonstrated during the transitional occupation phase.

A new economic format

The tender relates to 7,500 m², split across the basement courtyard areas of the Petit, Chaufferie, Lelong and Lepage blocks and the shared public amenity in the Pinard building, in the two standalone buildings (the Lingerie and the Maison des Médecins), as well as on the ground floors around Cour Robin and in the unusual space in La Pouponnière, above the Chapel. P&Ma intends to extend the community-interest aspects trialled by Les Grands Voisins by supporting the emergence of a coherent set of living and work spaces, based on a creative, cooperative community, and even expand its influence to the Innovation Arc. These areas will continue to welcome businesses operating in the social and inclusive or creative economy, as well as around 800 m² of shops around Cour Robin.

Cross-subsidisation measures and types of occupation that retain some of the ephemeral qualities of the temporary occupation will be explored to reconcile economic development, innovation and social inclusion. The developer is expected to produce an overall project that is consistent not only with the aims specific to the development of the Saint-Vincent-de-Paul project, but also with the City of Paris’ economic development ambitions. This could be extended to skilled craft businesses, giving the site a productive aspect that would be particularly valuable in the urban fabric of Paris. Other areas of the creative economy could also be accommodated, as part of a dynamic coexistence between the highly varied activities that forged the identity of the temporary occupation.

1. Plateau Urbain assessment. April 2017.



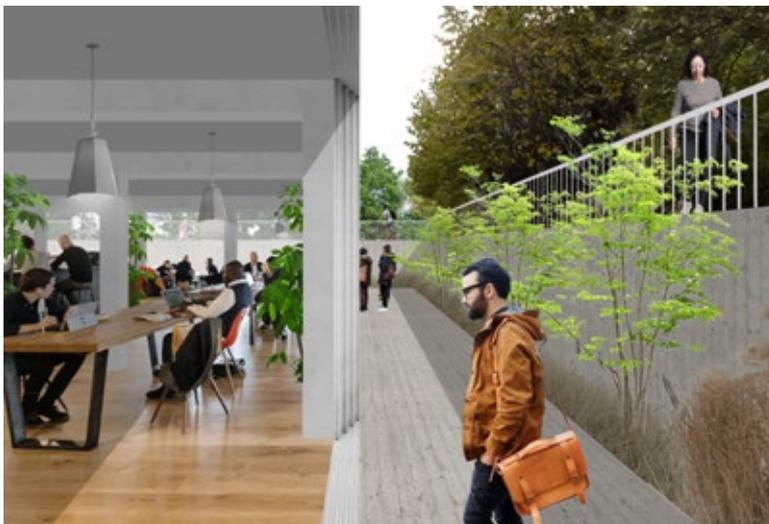
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Outline of the operator's responsibilities

Once the project has been confirmed, the operator will be required to:

- purchase new or renovated buildings from the main contractors and owners for use as offices, shops and workshops;
- take part in collaborative joint design workshops with the designated operators for the residential lots and with Paris et Métropole Aménagement and its project management and project management assistance teams to produce an architectural plan that is suitable for the specific needs of the activities concerned and consistent with the scale of the neighbourhood;
- market, maintain and manage leases on these buildings as an extension to the project presented;
- ensure the active ground floors are dynamically managed in order to guarantee their sustainability and the viability of the investment.

Principle of basement courtyard areas extended to new buildings: housing businesses in La Pouponnière



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3. OPEN A NEW FACADE ONTO THE 14TH ARRONDISSEMENT

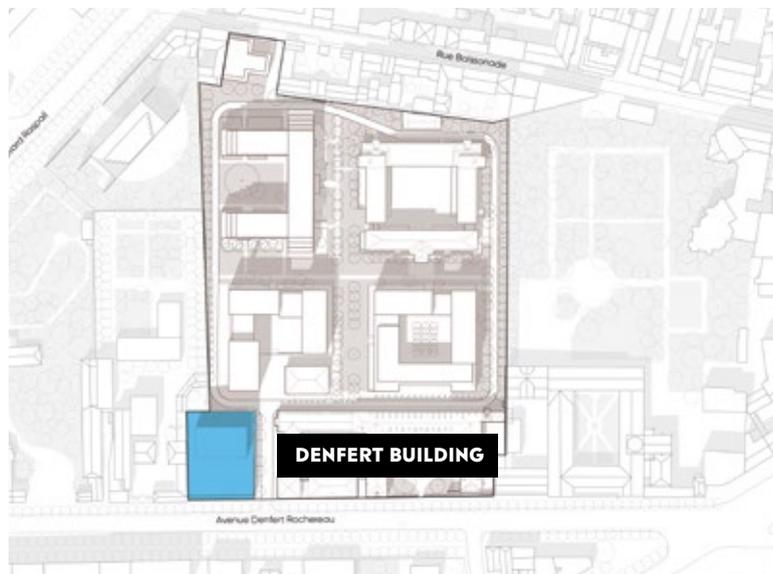
FAÇADE DENFERT 12,000 m ² approx.
Mid-range and unrestricted housing 6,800 m ²
Public-interest private amenities (CINASPIC*) focused on culture and creativity 4,000 m ²
Shops and businesses 1,200 m ²
Invitation to tender issued: March 2019

The future Façade Denfert combines heritage elements (the Oratoire and Robin buildings, which were built in the 17th and 19th centuries), and a contemporary block, Denfert. Together, these will form the façade of the neighbourhood, its entrance and its address on avenue Denfert-Rochereau. It has a striking image and will remain so in the future, with a combination of heritage elements and contemporary works. P&Ma and the City of Paris want this to be a remarkable place, symbolic of the future neighbourhood and a contributing factor to its influence in the metropolitan area. It is the subject of two simultaneous tenders, designed to ensure both urban and economic coherence.

* Buildings and Installations Necessary for Public Services or in the Community Interest

An innovative appeal for projects for Ilot Denfert

The City of Paris and Paris et Métropole Aménagement are keen to see the emergence of a new cultural and creative venue in the Ilot Denfert, within the new neighbourhood. As a public-interest private amenity (CINASPIC*) and a metropolitan destination, it will supplement the neighbourhood's thriving cultural scene, which includes the Cartier Foundation, Museum of the Liberation and the Giacometti Foundation. The area will also accommodate 1,000 m² of unrestricted housing and incorporate an alternative transport hub to reduce the use of private cars.



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This will be a positive space, aimed at a wide variety of audiences, and will offer the people of Paris new places for creativity and culture. It will also be able to offer a diversity of functions, including commercial operations, provided they remain secondary and are directly related to the private amenity itself. The ground floor, in particular, will be open to the neighbourhood and public. The building will form the entrance to the Saint-Vincent-de-Paul neighbourhood and will be designed to respond to all the environmental challenges faced by the project: zero waste, zero emissions and zero carbon.

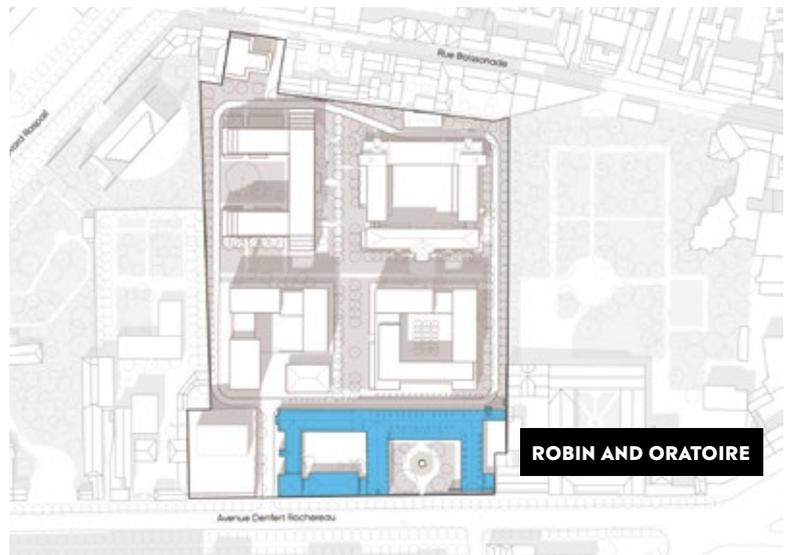
**Robin building, avenue
Denfert-Rochereau façade**

© Clément Guillaume



Robin and Oratoire buildings

The tender is for the production of mid-range and unrestricted housing in a complex organised around the public Cour Robin and the private but publicly accessible courtyard of the Oratoire building, which is classed as a protected green space. The plan also includes 1,200 m² of shops and businesses around the Cour Robin and the unusual spaces in the former Pouponnière.



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“Useful public areas”

The public areas are some of the most important “commons” in the neighbourhood and must respond to the same ambitions of participatory development, shared use and scalability. The Empreinte paysage, Artelia Villes et Transports and 8’18” consortium was appointed to design them in January 2018, based on a three-phase process:

- A general design phase, aimed at establishing the main landscaped elements and embarking on the initial network works. This first phase aimed to preserve the largest possible “potential spaces”, enabling subsequent participation by site users;
 - A second phase of workshops with the building designers;
 - A third phase of joint design/joint production with users [local people and future residents].
- A group may be appointed to lead the participatory work.

— Project stakeholders

CLIENT

— Paris City Hall

DEVELOPER

— Paris et Métropole Aménagement (P&Ma)

As the developer for the City of Paris, SPL Paris et Métropole Aménagement has built its expertise around environmental excellence and coordinating major sites on the Clichy-Batignolles development, Tribunal de Paris, criminal investigation department headquarters, line 14 of the Paris metro and tramway T3.

On 26 December 2016, Paris et Métropole Aménagement and the City of Paris signed the concession agreement for Saint-Vincent-de-Paul (Paris 14th) which commits the company to the new development until 31/12/2023. Through it, P&Ma is making the city's far-reaching ambitions for a fundamental rethink of models and practices a tangible reality, notably in terms of reducing its carbon footprint and rolling out user-centered design. The SPL Paris et Métropole Aménagement is currently responsible for five developments in Paris: Clichy-Batignolles (17th), Saint-Vincent-de-Paul (14th), Chapelle Charbon (18th), Porte Pouchet (17th), Paul Meurice, Porte des Lilas (20th).

www.parisetmetropole-amenagement.fr

PROJECT MANAGEMENT

— Urban project management team

Agence Anyoji Beltrando, urban architects, appointee

Alphaville, programme manager

ALTO, Roads and networks design office and sustainable development

EUP, Structural design office

— Open spaces project management team

Empreinte, landscape designer, appointee

ARTELIA, Roads and networks design office

8'18'', lighting designer

**ASSISTANCE TO
MAIN CONTRACTOR**

Collaborative urban project and user-centred design

Le Sens de la Ville

Energy: Une autre ville, AMOES, KAIROS

Water and biodiversity: Agence Thierry Maytraud

Transport: CODRA, CHRONOS

Reuse of demolition materials phase 1: MOBIUS

Commercial feasibility study: Bérénice

Communication: À vrai dire la ville

Public amenities participatory workshops: Palabréo

PARTNER

CSTB, BIM strategy research agreement

**TEMPORARY
OCCUPATION & PLANNING**

Yes We Camp, creation of innovative, inclusive temporary spaces and amenities

Aurore, support for people in vulnerable situations

Plateau Urbain, revitalisation of vacant buildings for community, cultural or social inclusion projects

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