

Chapelle Charbon



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A new development launched in Paris Nord-Est

The Paris Nord-Est project, covering 600 ha north of the Gare du Nord and Gare de l'Est railway stations, is organising urban renewal in a host of neighbourhoods as well as the transformation of the logistics and technical service areas along the rail lines. It aims to create a metropolitan core of international stature that is smart, sustainable and inclusive.

It is being gradually implemented through a number of development operations guided by a master plan that ensures overall consistency. They are scheduled for completion by 2030.

Centrally located between several project areas

Recent and ongoing development operations

MacDonald and Rosa Parks
Conversion / extension of the former MacDonald warehouse into housing units, offices and retail spaces and creation of the Rosa Parks intermodal hub, with the RER suburban train line E, Tramway T3b, and the extension of Tramway T8 (study phase)

ZAC Canal-Porte d'Aubervilliers (2011→2019)
Development of the banks of Canal Saint-Denis and gardens, mixed-use area, including the Millénaire shopping centre (56,000 sqm)

Triangle Éole Évangile-Îlot Fertile (2016→2022)
Mixed-use project for an area of 1.3 ha

Chapelle International (2018→2023)
Mixed-use and multifunctional neighbourhood covering 150,000 sqm

Gare des Mines-Fillettes (2019→2030)
Sports centre and arena hosting events of the 2024 Summer Olympics, mixed-use neighbourhood (150,000 sqm) and rehabilitation of Cité Charles Hermite

Hébert (2019→2025)
Mixed-use neighbourhood covering 103,000 sqm, with 3500 jobs, 1500 new residents

Ordener-Poissonniers (2019→2026)
Mixed-use neighbourhood covering 67,000 sqm of new developments, 7,000 sqm in a rehabilitated depot and more than 1 ha of green spaces

Other public and private investments

Campus Condorcet (2019)
Condorcet Campus Paris-Aubervilliers (branch of the Humanities Department of University Paris 1 Panthéon-Sorbonne)

Manufacture Chanel (2020)
Group of 600 luxury artisans working for Chanel in the Paris region (25,000 sqm)

Dock des Alcools
Upcoming renovation of a 1920s industrial building for the head office of the ready-to-wear brand Jennyfer (11,000 sqm)

ZAC Chapelle Charbon is one of these developments

The Chapelle Charbon urban development zone (ZAC) is in the immediate vicinity of other operations in progress, including Ordener-Poissonniers, Campus Condorcet, Gare des Mines-Fillettes, Chapelle International, Hébert and Triangle Éole Évangile. The developments will contribute to the transformation of Porte de la Chapelle and Porte d'Aubervilliers into public squares of metropolitan importance.

Connections

In addition to the metro stations at Porte de la Chapelle and Porte d'Aubervilliers, ZAC Gare des Mines-Fillettes is served by Line T3b (aka "Tramway des Maréchaux"), and RER E (Rosa Parks). Metro 12 will reach Aubervilliers City Hall in 2021, and tramway T8 will be extended from Saint-Denis Porte de Paris to Rosa Parks via Porte d'Aubervilliers.

A major economic hub with excellent transport connections

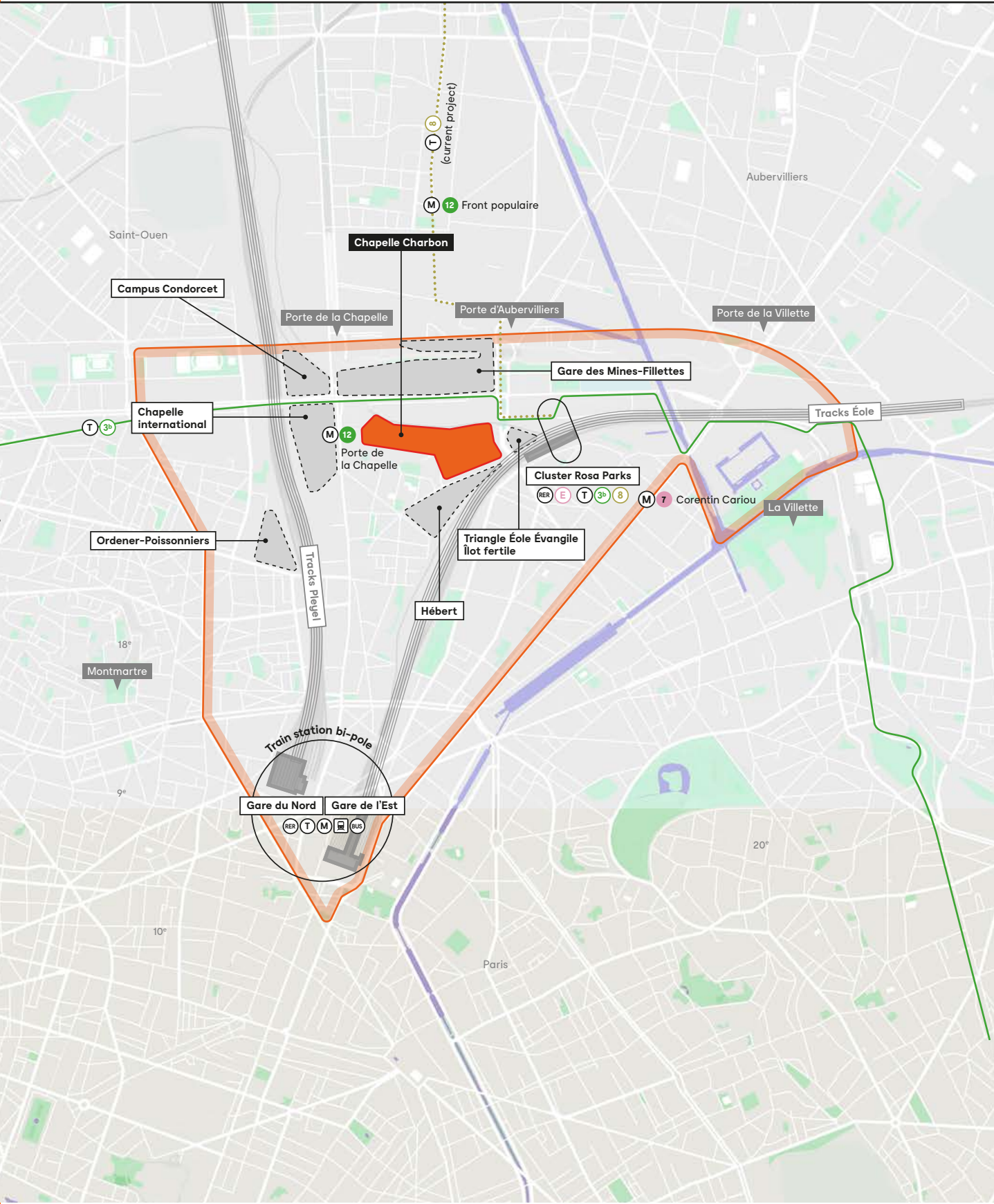
Gare de l'Est and Gare du Nord stations — a dual hub
Intermodal hub: national and international train lines, Transilien regional trains, RER suburban train lines B, D and E, Metro lines 4, 5, 7.

Rosa Parks Cluster
Intermodal hub: RER E and Tramway T3b, extension of Tramway T8 (study phase)

Metro line 12 (2021)
Extension to Aubervilliers City Hall

Tramway T8 (study phase)
Extension south of Plaine Saint-Denis to the Rosa Parks transport hub

Paris Nord-Est



Paris Nord-Est expanded

Other current projects

Chapelle Charbon

A connective mixed-use neighbourhood

The Chapelle Charbon site is bordered by Rue de la Chapelle and Rue de l'Évangile, south of the Ney warehouse, in the 18th arrondissement of Paris. Covering 11 hectares, the project is unfolding on former SNCF land and the Cap 18 business zone managed by Covivio. The project includes the construction of the future Paris Nord-Est public park (6.5 ha) and will expand the Évangile neighbourhood and connect it to adjacent projects.

The phases of the project are determined by the construction of the CDG Express (a train line to Roissy-Charles-de-Gaulle Airport), which crosses the site underground (delivery in 2024), and by the freeing-up of the Cap 18 business zone. The first phase consists of a 4.5-hectare section of the park, housing units, a school and public spaces, including a pedestrian and cycling link with Boulevard Ney. Later, the redevelopment of the Cap 18 area will allow the expansion of the park to Rue d'Aubervilliers, as well as the construction of a mixed-use area as a continuation of the Rosa Parks hub. The district is well served by public transport lines: Metro line 12, Tramway T3b, RER E and Tramway T8 (study phase).

Around the main park of Paris Nord-Est

Part of the green and blue corridor of the Paris Nord-Est masterplan, this unpretentious, biodiversity-friendly park, designed by the landscape design agency of Thierry Laverne, is accessible through multiple entry points. Its soft shapes form a landscape that is both natural and cultivated, where many sports and recreational areas are available for all.

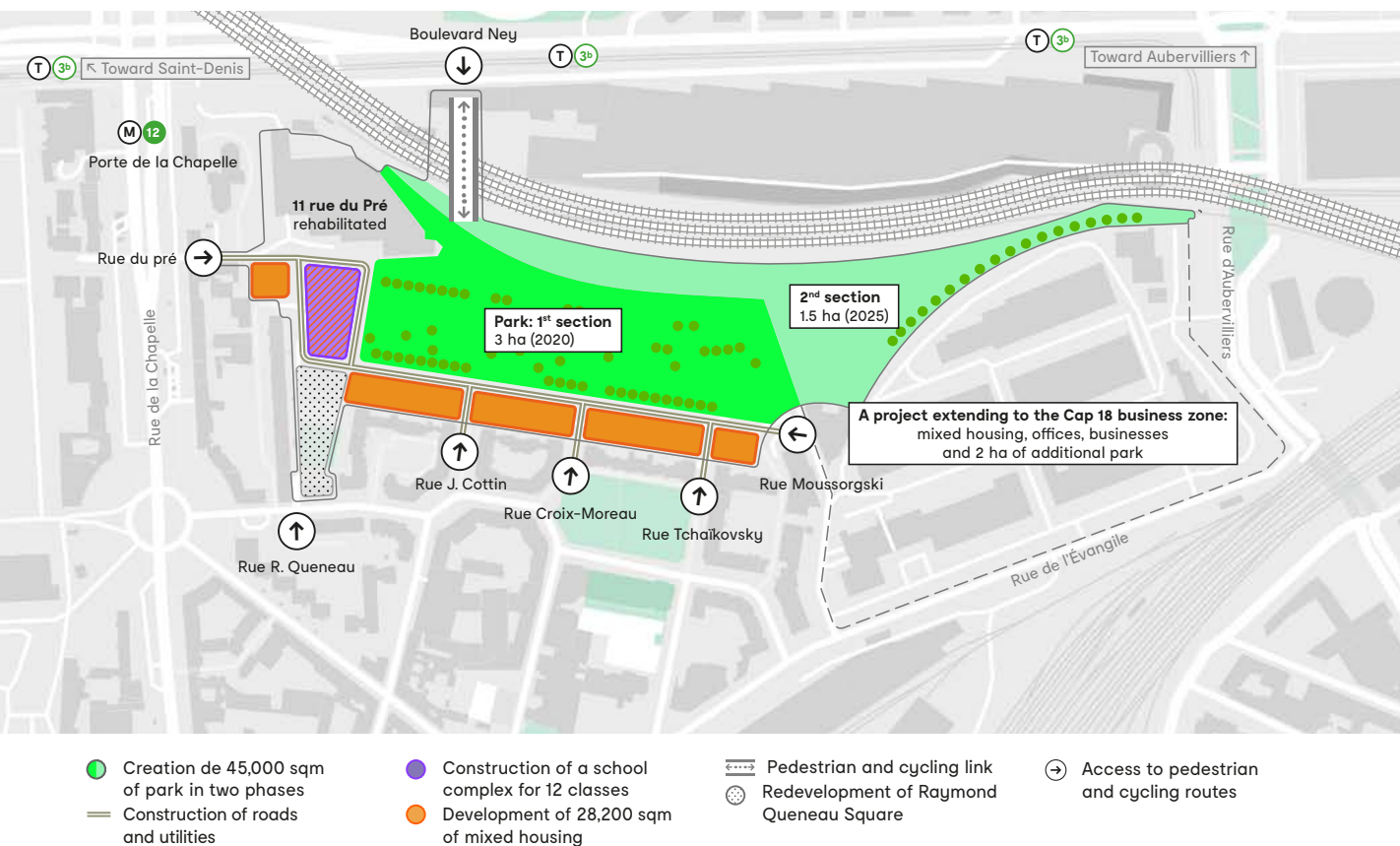
A multidisciplinary project management team

In June 2019, a team for urban development, landscape and collaboration project management was selected to work on the first phase of the operation led by BASE (landscape and urban design) with h2o architectes, GRAU (urban design), Egis (engineering consulting) and Sennse (public consultation). To the south of the park, housing lots run alongside the gable end-walls of the buildings of the old ZAC Évangile. The formerly dead-end roads will be extended to the new neighbourhood and the park. A school complex for 12 classes will be built where the park and the new neighbourhood meet.

A project extending to Cap 18

The City of Paris commissioned feasibility studies for the extension of the project to the Cap 18 business zone (additional 6 ha). The studies will be conducted by ACLAA (architects) with Atelier Roberta and Egis for urban and technical studies related to the transformation of the zone, Une Fabrique de la Ville with L'Effet Urbain for programme and usage studies, Une Autre Ville with BG Ingénierie, Amoés, Mobius, Agence Thierry Maytraud, Transfaire, Transitec, E. Bailly (urban design) and D. Marchand (psychologist) for environmental studies. The aim is to determine the best change strategy and set ambitious objectives at the very start of the urban design.

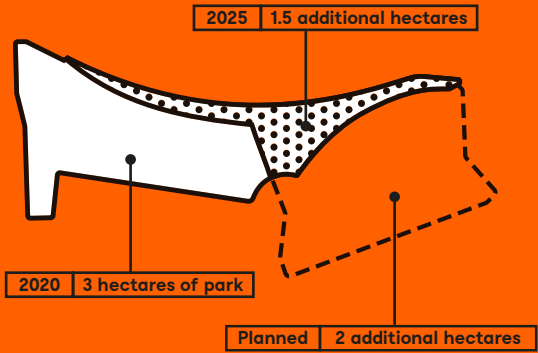
Map of the project



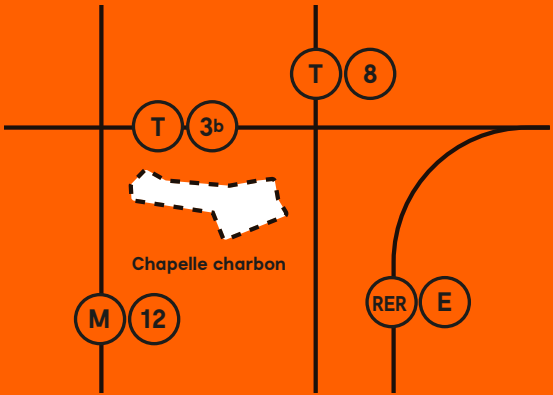


Project features

A public park landscaped in stages

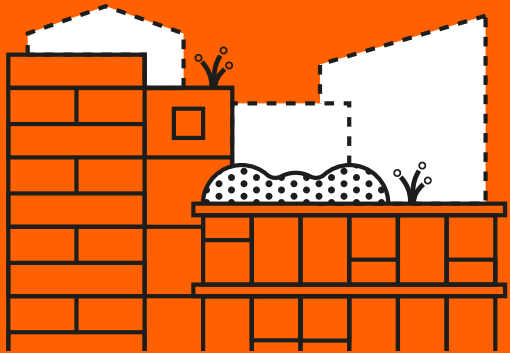


A site near transport networks



1000 new residents by 2025

Construction of 400 housing units in Phase 1



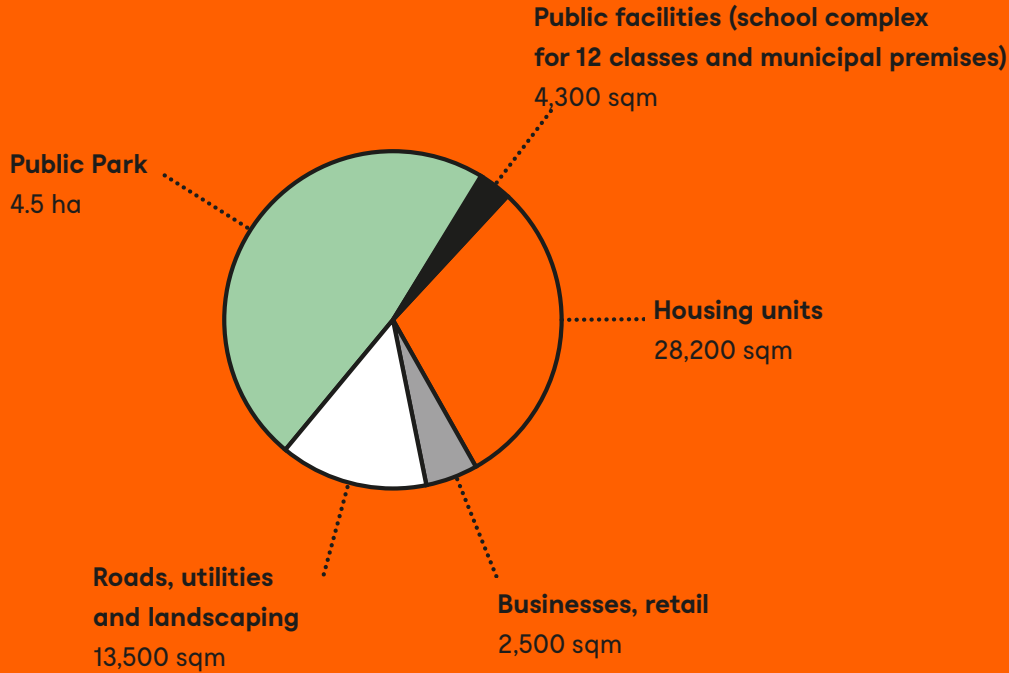
New community facility in the neighbourhood

A school complex for 12 classes



Programme

Note: Phase 2 of the operation will expand the park by 6.5 hectares and allow the construction of about 100,000 sqm of additional floor area for housing units, offices and activities.



Timeline

2018	2019	2020	2021	2022	2023	2024	2025
● Urban development zone (ZAC) established							
● Land acquisition and the site release							
	● Launch of park work						
	● Selection of team for urban development, landscape and collaboration project management						
		● Delivery of first section of park (3 ha)					
			● Allocation of lots and architectural design				
				● Launch of work on public spaces			
					● End of development and delivery of real estate projects		

Project stakeholders

Paris & Métropole Aménagement

The local public company Paris & Métropole Aménagement (P&Ma), developer for the City of Paris, is currently conducting six projects in the Paris area — Chapelle Charbon, Paul Meurice, Porte Pouchet, Saint-Vincent-de-Paul, Clichy-Batignolles and ZAC Gare des Mines-Fillettes, where the Arena for the 2024 Olympics and Paralympics will be built. It is contributing to the renewal of development models and practices, with a view to reducing the carbon footprint of the city and meeting people's new lifestyle expectations.

City of Paris

The City of Paris is the planning authority for the Paris Nord-Est project. It was supported by a multidisciplinary team led by Leclercq Associés, which created the master plan and its variations per sector. It is also the contracting authority for the park, whose design was entrusted to the landscape design agency of Thierry Laverne. The collaborative group led by Taktyk is assisting the City of Paris through a co-construction process and site activation.

Project management for urban development, landscape and collaboration

In 2019, Paris & Métropole Aménagement chose the consortium of:

- BASE, landscape and urban design (project management)
- h2o, architectes
- GRAU, urban design
- EGIS, engineering consulting
- SENNSE, public consultation

Project management assistance for Quartier Carbone-Climat

Franck Boutté Consultants is assisting Paris & Métropole Aménagement to determine and implement a Low Carbon/Climate Plan strategy to enhance the offerings of lots, facilities and public spaces.

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