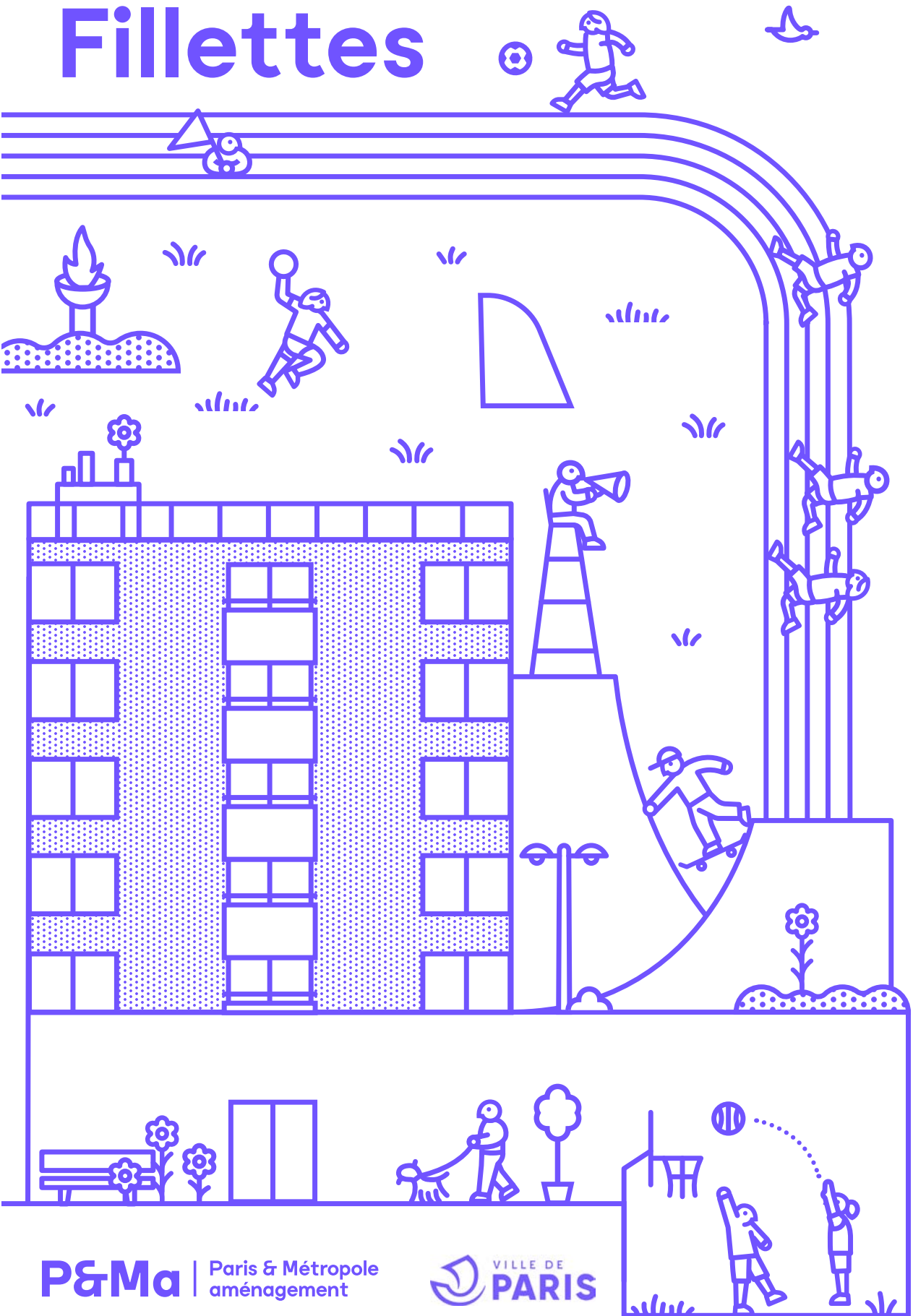


Gare des Mines – Fillettes



Gare des Mines–Fillettes

A new development launched in Paris Nord-Est between Porte de la Chapelle and Porte d’Aubervilliers

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.

ZAC Gare des Mines–Fillettes is one of these developments.

The Gare des Mines–Fillettes urban development zone (ZAC) is in the immediate vicinity of other operations in progress, including Ordener – Poissonniers, Campus Condorcet, Chapelle Charbon, 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.

In the surrounding area

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 area spanning 1.3 ha

Chapelle International (2018 → 2023)

Mixed-used and multifunctional neighbourhood covering 150,000 sqm

Chapelle Charbon phase 1 (2019 → 2025)

Mixed-use neighbourhood around the Paris Nord-Est park

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)

M19 – Manufacture Chanel (2020)

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

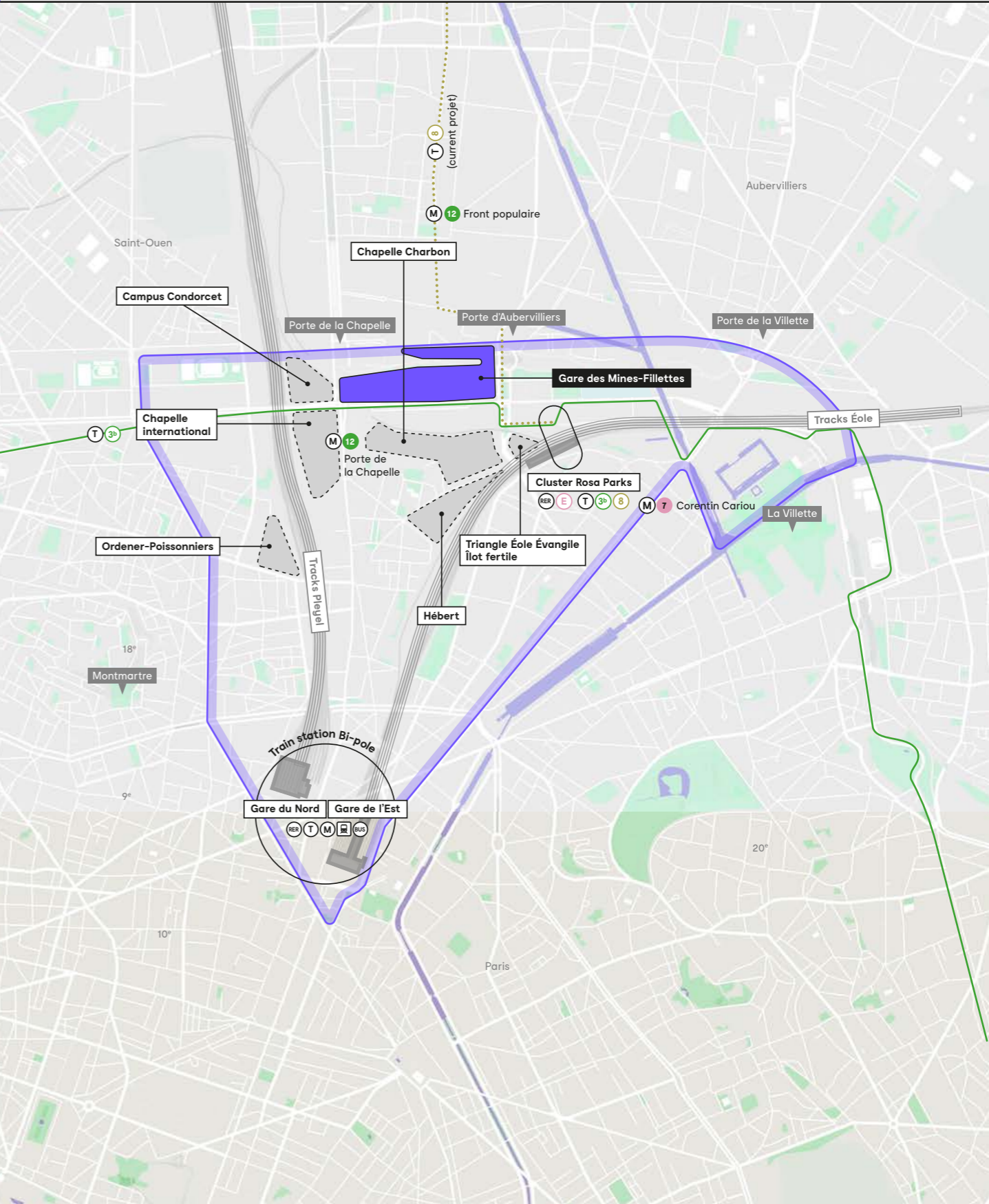
Dock des Alcools

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

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.

Paris Nord-Est



Paris Nord-Est expanded

Other current projects

A local and metropolitan project

ZAC Gare des Mines–Fillettes covers 20 ha on both sides of the Boulevard Périphérique (ring road), between Porte d'Aubervilliers and Porte de la Chapelle. Within its perimeter are, in the north sector, the former rail yards (Gare des Mines), and, in the south sector, the Charles Hermite neighbourhood, as well as several sports facilities, including the Espace de Glisse Parisien (EGP 18) for boardsports. The project addresses multiple convergent challenges: ecological transition, economic and social development, urban renewal, overcoming the barrier created by the Boulevard Périphérique, better concentration of urban functions and facilities, and transformation of the interchanges (*portes*) into public squares connecting Paris with the neighbouring towns. The site will host the future Arena for the Paris 2024 Olympic Games.

Cité Charles Hermite rehabilitated

Cité Charles Hermite, built in the 1930s, with 1300 social housing units, is benefiting from a Paris Habitat renovation project supported by the new national urban renewal programme (NPNRU) to improve the quality of life and social diversity of its tenants.

In many respects, its form and structure perfectly meet the urban and environmental challenges of our time, making it a source of inspiration for the architectural style of the neighbourhood.



Sports take centre stage

For the Paris 2024 Olympics and Paralympics, the City of Paris is building a new 8000-seat Arena to host various events and, starting in 2022, sports competitions, one or more clubs in residence, concerts and other shows. The existing grounds and facilities are integrated in the site plan, reinforcing the sports vocation of the neighbourhood.



Bordering the two gateways soon to be redesigned

The project brings new intensity to the vicinity of these major gateways of northern Paris and contributes to their transformation into metropolitan public spaces.

- To the west, the Arena faces Condorcet Campus on the opposite side of Porte de la Chapelle. The initial works will improve pedestrian and cycling continuity (2024) before making more extensive changes to the interchange and local access roads.
- To the east, new projects will transform Porte d'Aubervilliers, including a “bridge-building” crossing the ring road, and the arrival of Tramway T8.

Open inside and out

The project is opening the inside and outside of the site. The landscaped promenade forms a lush green space. The large esplanade in front of the Arena is connected by a recreational walkway to the new square that will become the heart of the Cité Charles Hermite housing complex. Alleyways facilitate smooth pedestrian movement through the city blocks, and open the Cité onto Boulevard Ney and its new façades. To the north of the ring road, the new east-west avenue connects Porte de la Chapelle and Porte d'Aubervilliers and opens up Cité Valentin Abeille. A project for a footbridge over the ring road is also being studied.

A densely vegetated public space

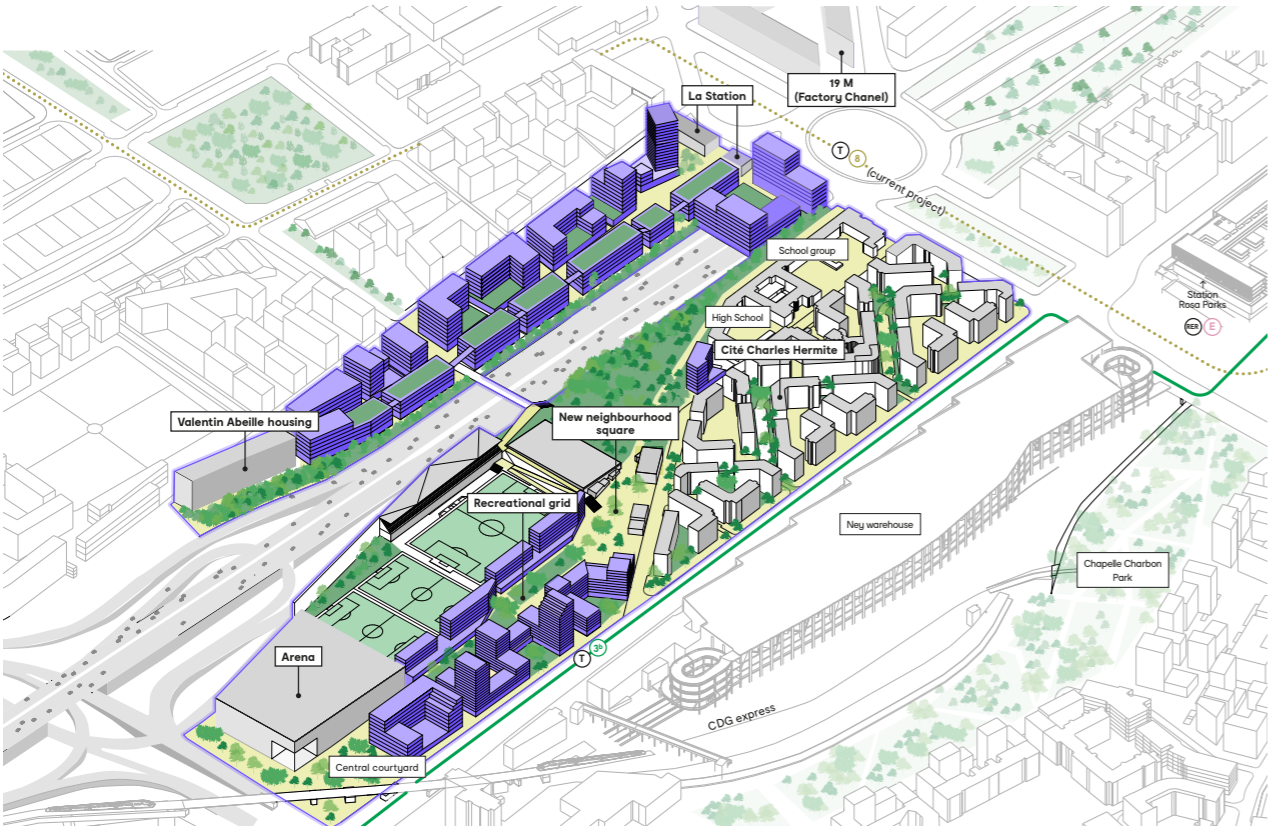
A major role for landscaping

The Forêt Linéaire, of the Paris Nord-Est project is a vast, densely vegetated public space serving as the backbone and focal point of the neighbourhood. It embodies the urban renewal process, uniting the various elements, overcoming the infrastructure barriers and better integrating the district in the larger territory.

“We want to create a strong composition with the right proportions to give splendour to this space through the architecture, the meticulous design of a continuous ground surface, the generous use of vegetation and the relevant uses of public spaces.”

Michel Desvigne, leader of the urban project management team

Programme scheme in preparation



● Building lots
■ Perimeter of the ZAC

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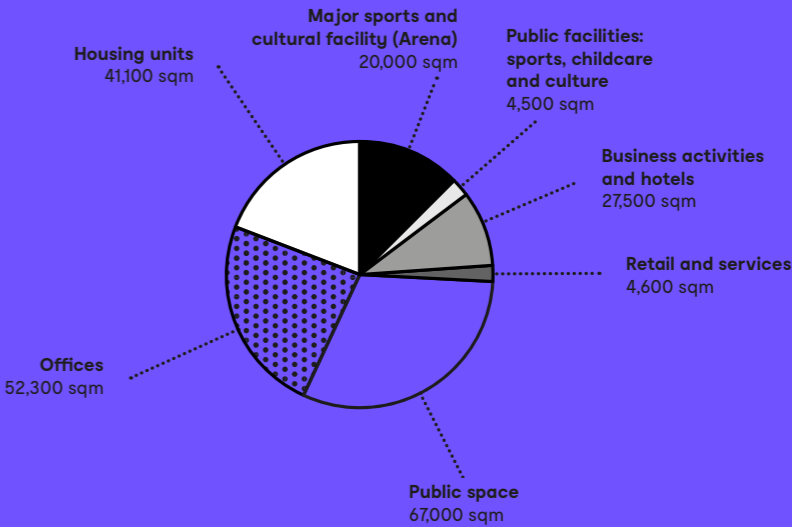
A prominent place for targeted housing and subsidised property

The residential projects include about 40% targeted types of housing, mostly social, to meet the needs of diverse users (students, trainees and others). ZAC Gare des Mines-Fillettes is also one of the five sites where the new Foncière de Paris (a Community Land Trust) will offer long-term home leases: the land remains the property of the trust, while the housing units are sold to Paris residents on a means-tested basis for €5000 per sqm, plus fees.

Temporary occupancy and activation

In two pavilions of the former Gare des Mines railway station, both of which will be preserved, the association Collectif MU continues its cultural and festive activities around the emerging music scene (La Station). A new temporary occupancy agreement, until 2022, will allow it to expand its work to neighbourhood-oriented activities. P&Ma will soon launch a call for activation projects through temporary occupancy of available spaces. The aim is to involve the residents of Cité Charles Hermite in defining the urban project, starting with discussion on the future of public spaces, including the new square.

Programme — 20 ha



Timeline

2019	2020	2021	2022	2023	2024	2025	2026	2027
● November: Selection of urban development & landscape project management								
● December: Creation of urban development zone (ZAC)								
				● Delivery of Paris Arena				
					● Paris 2024 Olympics and Paralympics			
					Development of first lots in the north sector, porte d'Aubervilliers			
					Reconstruction of existing sports grounds			
					Development rest of project (until 2030)			

Project stakeholders

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 Arena and the public facilities of the ZAC.

Paris & Métropole Aménagement (P&Ma)

The local public company Paris & Métropole Aménagement, whose capital is held by the City of Paris and Métropole du Grand Paris, is the developer of the ZAC Gare des Mines-Fillettes on behalf of the City of Paris.

P&Ma is currently conducting six projects in the Paris area: Clichy-Batignolles, Saint-Vincent-de-Paul, Paul Meurice, Porte Pouchet, Chapelle Charbon and Gare des Mines-Fillettes.

It is contributing to the renewal of development models and practices, with a view to reducing the carbon footprint of the city and meeting people's new lifestyle expectations.

Urban project management team

In December 2019, Paris & Métropole Aménagement selected the team for urban and landscape project management led by Michel Desvigne, consisting of:

- Michel Desvigne, landscape designer, project manager
- LIN and Particules, urban designers
- Une Fabrique de la Ville, urban planning and projects
- Ingérop (engineering consulting firm), roads and utilities, stormwater management, mobility, BIM-CIM
- Urban Éco, ecology
- 8'18", lighting design
- Jean-Paul Lamoureux, acoustics

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