

Chapelle Charbon



Chapelle Charbon, from the park to the city

Chapelle Charbon is located between Porte de la Chapelle and Porte d'Aubervilliers, both of which are destined to become two major metropolitan squares, in an environment that is already in the throes of major changes (Chapelle International, Hébert, Éole Évangile Triangle).

The first phase of the Chapelle Charbon project (an urban development zone — ZAC), launched in 2018, is to transform a former railway logistics site behind the Ney warehouse in the 18th arrondissement into a large park flanked by a residential complex and a multi-purpose school facility that will put the finishing touches to the Évangile district.

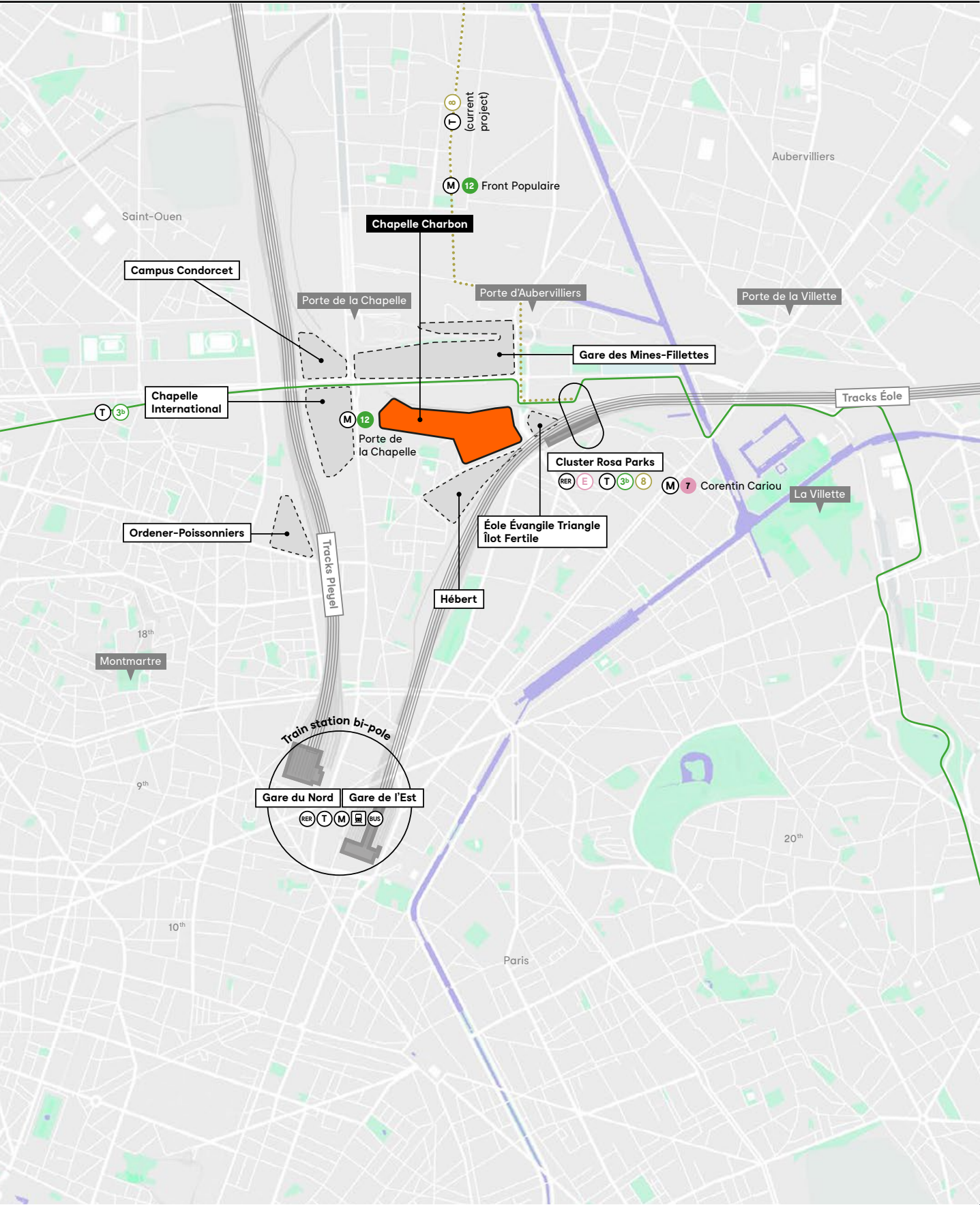
The City of Paris launched its development by delivering the first phase of the park project in 2020. Paris & Métropole Aménagement was responsible for the acquisition and clearance of the land, and carried out the urban and landscape studies to develop the rest of the ZAC programme.

An important coming step will be the selection of the project management teams for the design of the buildings and the school block, for which building permits are expected by the end of 2023.

For this project, as for all the operations under its responsibility, SPL Paris & Métropole Aménagement is committed to promoting an ambitious environmental approach and to paying particular attention to issues related to the end uses, notably by organising collective discussions and public participation.



Urban context



Recent or ongoing development operations

MacDonald and Rosa Parks
Conversion/extension of the former MacDonald logistics warehouse into a neighbourhood of housing units, offices, facilities and shops, and creation of the Rosa Parks intermodal transport hub, with the RER suburban train line E, Tramway T3b, and the extension of Tramway T8 (design phase).

ZAC Canal-Porte d'Aubervilliers
Development of the banks of the Saint-Denis canal and gardens into a neighbourhood of housing units, offices, facilities and shops, including the Millénaire shopping centre.

École Évangile Triangle-Îlot Fertile (2016 → 2022)
Mixed-use housing and commercial development programme built on a 1.3 ha former business park.

Chapelle International (2018 → 2023)
Transformation of a railway site into a 150,000 sqm neighbourhood featuring housing, offices and facilities, including logistics activities, an urban farm, and a data centre.

Gare des Mines-Fillettes (2019 → 2030)
Arena sports hall (2024 Olympic Games), mixed-use neighbourhood featuring 150,000 sqm of housing, facilities, businesses, offices and redevelopment of Cité Charles Hermite.

Porte de la Chapelle (from 2022)
Redevelopment of the street and Porte de la Chapelle to create a new promenade and a metropolitan square in the north of Paris.

Hébert (2019 → 2026)
Transformation of a vast railway site into a 103,000 sqm mixed-use neighbourhood.

Ordener-Poissonniers (2019 → 2026)
Transformation of an abandoned railyard into a neighbourhood featuring 72,000 sqm of housing, offices and facilities, including 7,000 sqm of redeveloped indoor markets and more than 1 ha of green spaces.

Other public and private projects

Manufacture Chanel, 19M (2020)
New business and office building to accommodate 600 artisans working for Chanel in the Paris region (25,000 sqm).

Condorcet Campus (→ 2024)
Next to the Porte de la Chapelle metro and tram stations, the 20,000 sqm Condorcet university campus will accommodate more than 4,000 people, including around 3,500 students from Université Paris 1 – Panthéon – Sorbonne.

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

Travel links

In addition to the metro stations at Porte de la Chapelle and Porte d'Aubervilliers, the Chapelle Charbon urban development area is served by Line T3b (known as the "Tramway des Maréchaux"), and RER E (Rosa Parks). Line 12 will reach Aubervilliers City Hall in 2022, and tram line T8 will be extended from Saint-Denis Porte de Paris to Rosa Parks via Porte d'Aubervilliers.



Urban planning for growth and openness

The overall urban project covers a usable area of 11 ha, including a former railway logistics site and the CAP 18 business park, which is earmarked for transformation. The park will eventually cover 6.5 hectares.

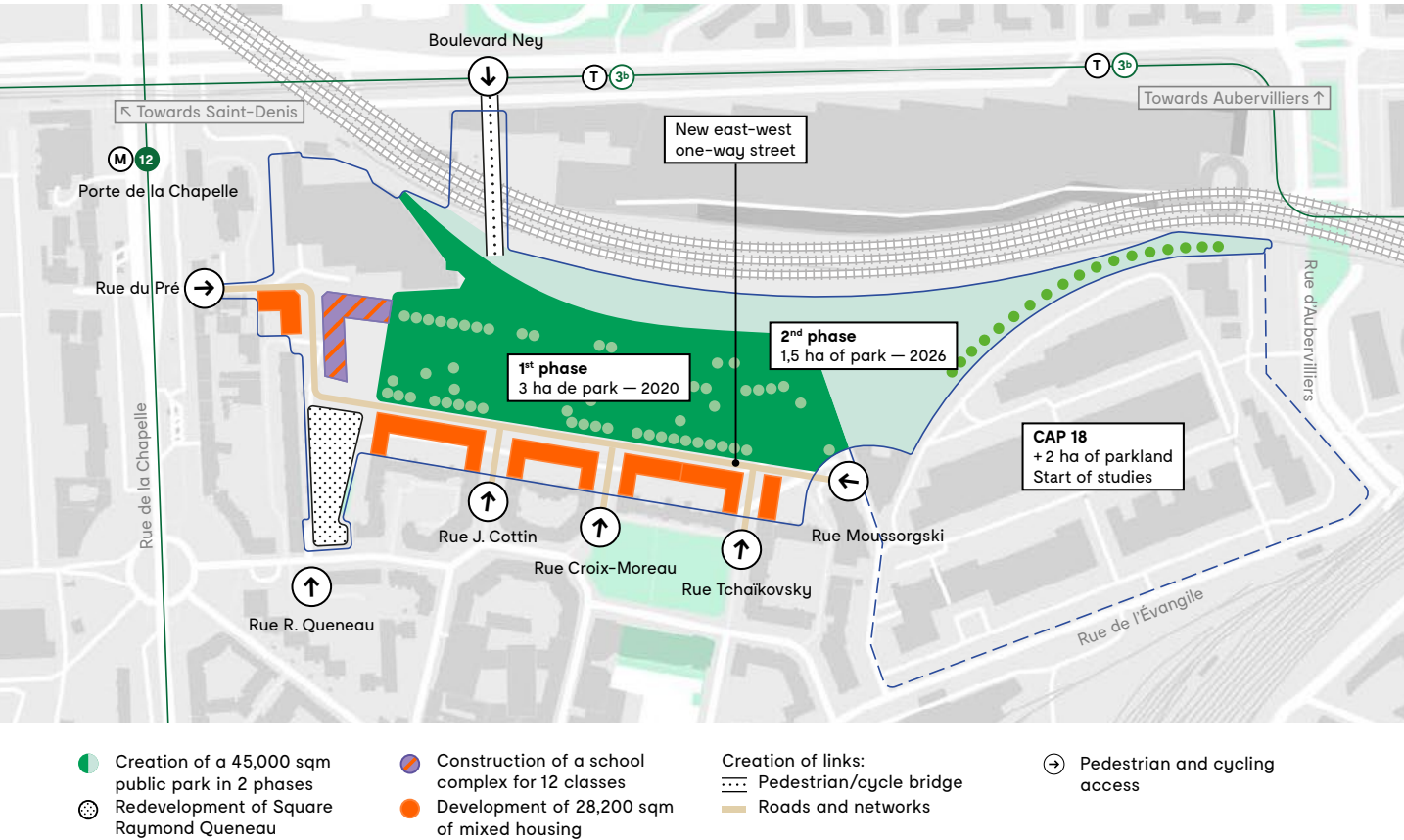
A first urban development zone of 9 ha was created for the development of part of the park (4.5 ha), the creation of housing, “active” ground-floor premises, public facilities including a school complex, a local kitchen, a municipal office for the sanitation and water department, and the creation of public spaces.

The park will extend from the existing neighbourhood to the front of the Ney warehouse and the tracks of the future Charles-de-Gaulle Express. A pedestrian/cycle bridge is being designed to link the park to Boulevard Ney. The park should eventually be equipped with nine entrances.

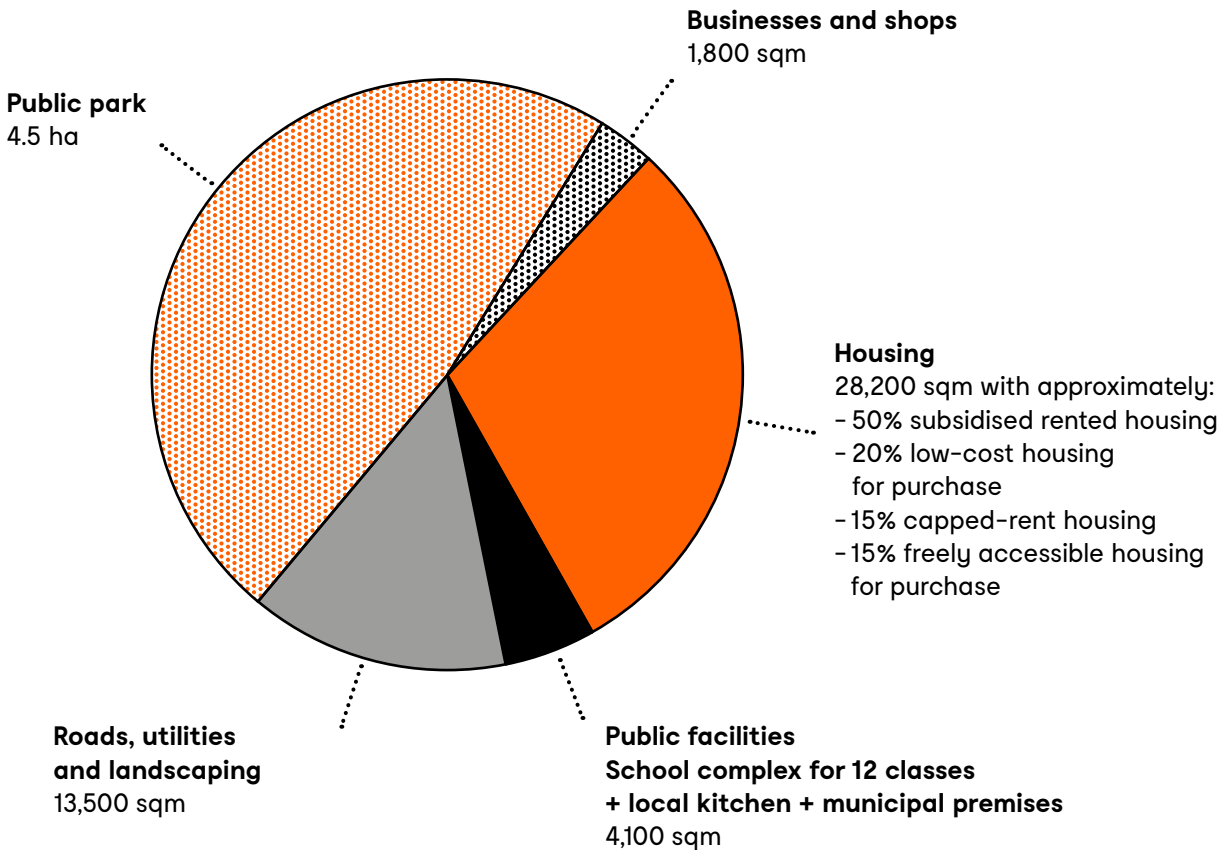
On the opposite flank, to the south, the buildings will face the park, built against the gables of the existing buildings. The roads that currently terminate as dead ends on the site of the project will extend towards the park. A wide, tree-lined esplanade, encircling and enlarging the local Square Raymond Queneau in order to give it a more prominent role in the neighbourhood, will link the new complex with the street bearing the same name.

This esplanade will lead to the school complex, located in the heart of the neighbourhood and in “dialogue” with the park. Along the new line of buildings, an east-west one-way service road, designed to act as a tranquil “contact zone”, will link the esplanade to another entrance square by Rue Moussorgski to the east. In a second phase, the redevelopment of the CAP 18 sector should enable the park to be extended as far as Rue d'Aubervilliers.

Project map



The urban development zone (ZAC) programme



A parkland neighbourhood

Consolidating the natural fabric of northeast Paris

The development leaves lots of room for open green spaces: more than 80% of the land is open, offering a rare taste of proximity to nature. This choice is also part of a landscape and environmental strategy applied throughout northeast Paris, as the Chapelle Charbon project extends the green and blue corridor that is being gradually developed between the Canal Saint-Denis, the “linear forest” pedestrian route included in the Paris Nord-Est Master Plan, and the Paris green belt.

A large urban park

With few green spaces currently found in the 18th arrondissement, this park is keenly anticipated. It was designed by Agence Thierry Laverne for the City of Paris as the contracting owner. It is energy-efficient, resilient and biodiversity-friendly. The park’s subtle forms create a landscape that is both natural and cultivated, with many sports and recreational areas available to all. A first phase of 3 hectares was opened to the public in 2020.

Extending the park’s presence

The landscape project in the urban development zone project is based on the park, whose presence “permeates” the environment, particularly along the east-west service road. In this transitional space between the park and the built frontage, multi-layered vegetation creates a cool and blurred border with strips of vegetation punctuating the paved surfaces. The Raymond Queneau park – redeveloped and 50% larger – forms part of the same general intention to extend the park’s presence, which also spills out into the private spaces. The school yard, landscaped according to the principle of the Oasis courtyards, expands the park visually while maintaining its privacy due to its elevated position (3 m). The central spaces, as well as some of the roofs, are gardens that collect rainwater and add freshness and a landscaped quality, enhancing the use of the existing buildings.



Cooling effect and rain gardens

The northern orientation of the buildings casts shadows on the street, making the public space a cool place for walking in the summer. Another source of coolness will come from the permeability

or semi-permeability of the soils – more than a third of the public spaces will be landscaped (in addition to the park). Landscaping, planting, biodiversity and rainwater management all interact, as in the case of the “rain garden”, which combines impermeable, water-retentive soils with plant species that ensure high evapotranspiration.

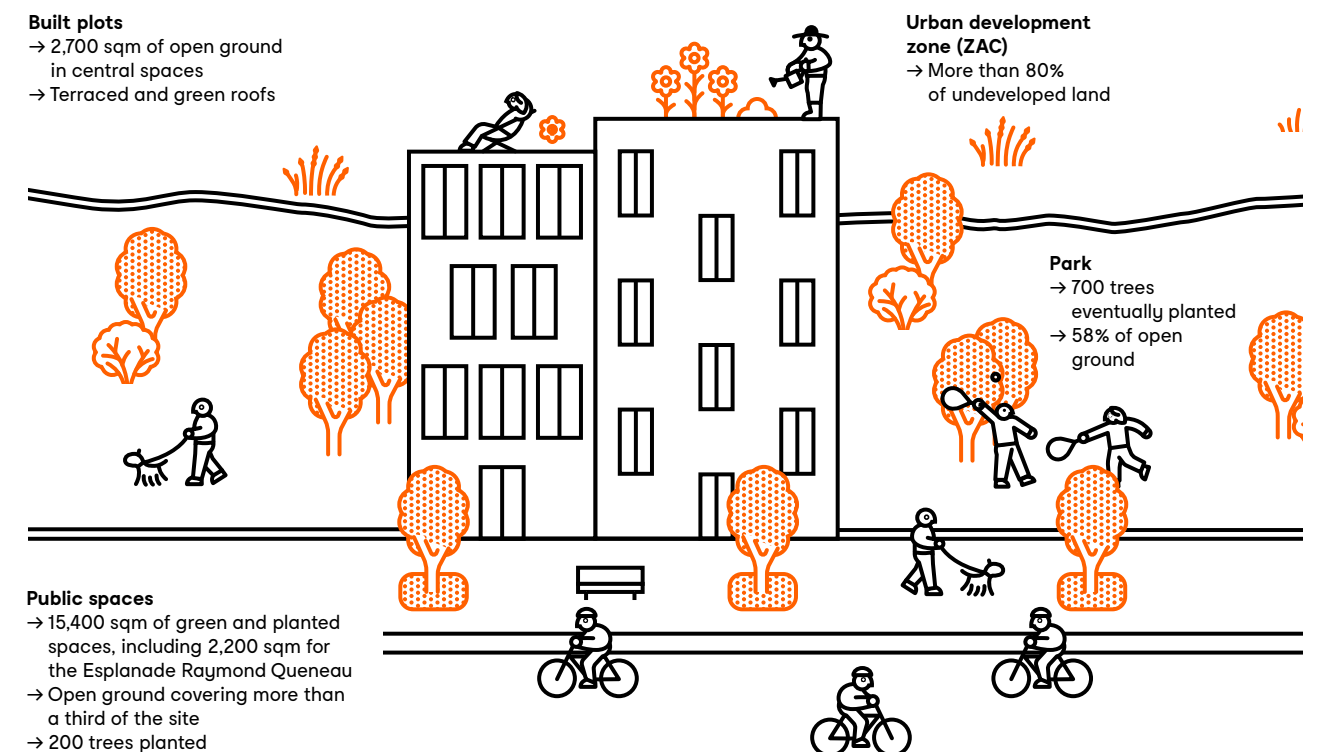
Ubiquitous vegetation

Built plots

- 2,700 sqm of open ground in central spaces
- Terraced and green roofs

Urban development zone (ZAC)

- More than 80% of undeveloped land



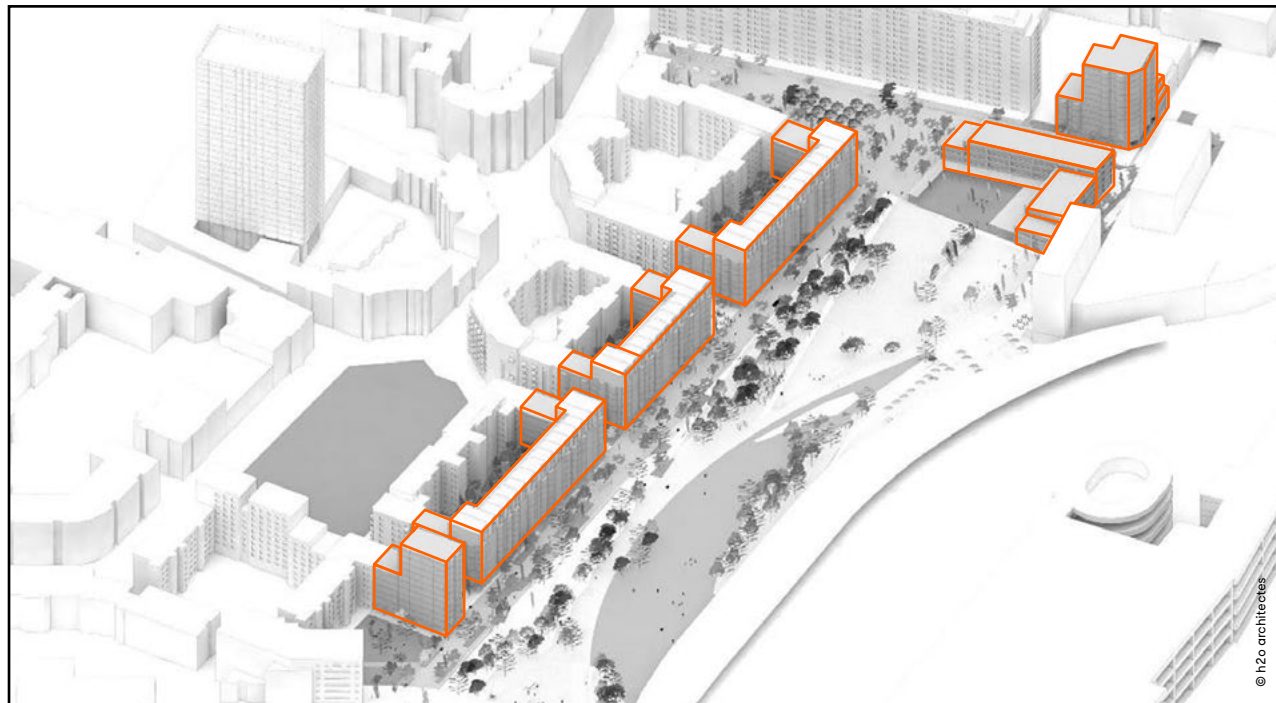
A shared ambition for high-quality construction

Doing justice to a site of rare quality

The project offers a rare opportunity in Paris to create a linear building that gives onto a large open space and landscape. Residents will enjoy unobstructed views, especially as the northern orientation of the buildings will be accompanied by Nordic-inspired architectural design with large windows. For park users, the 300-metre long façade will form a vibrant urban scene, with its lively ground floors.

In addition to two blocks marking the new development, set against the gables at each entrance to the neighbourhood, and a school complex located “at the tip of the park”, the majority of the building programme consists of constructing new buildings to “round off” the existing blocks to the south. They will be inspired by the qualities of their predecessors, completed in 1992, with a profusion of bow-windows, balconies, and landscaped central areas, and will echo their forms with a stepped overhang to preserve the existing dwellings’ views of the sky.

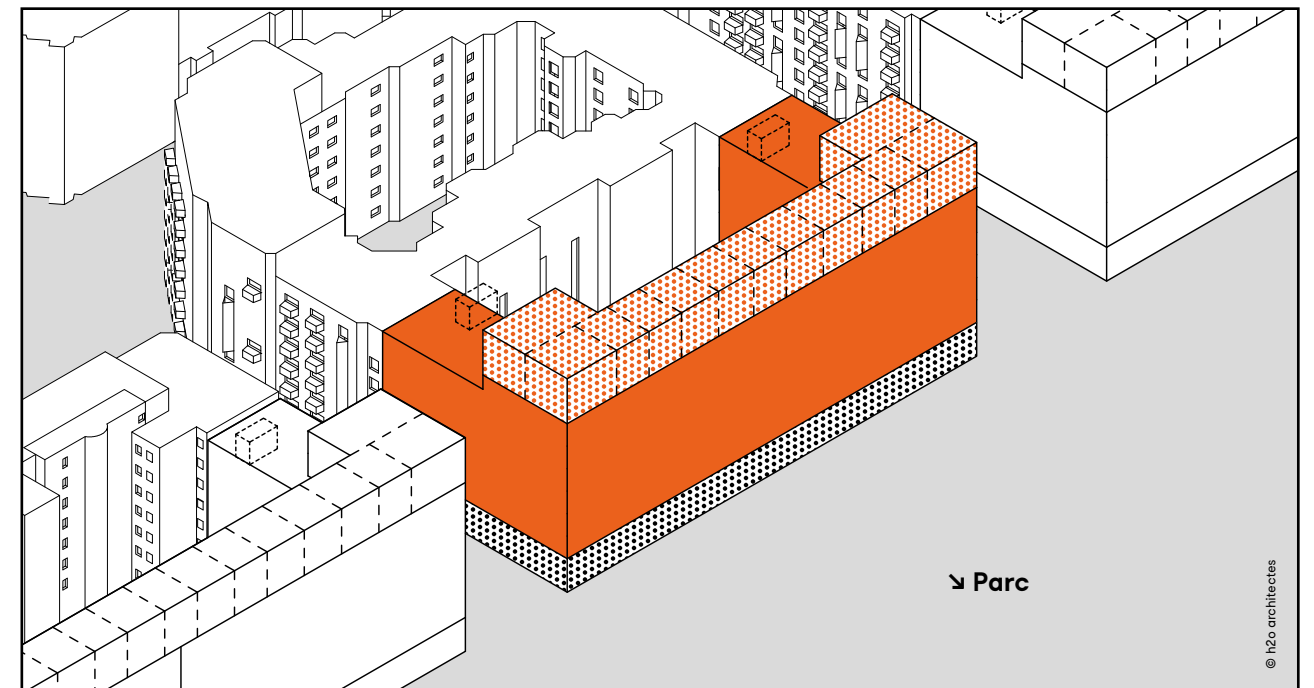
A lively, useful and solidarity-oriented linear development



Five rules of construction

The designers of the different packages will be required to follow shared rules in order to create a consistent, high-quality overall project:

1. Low-carbon construction (see below).
2. Adaptable housing.
3. Optimal views of the park, and housing with glass façades on both sides.
4. Three levels: vibrant ground floors, a mid-level core and a penthouse level.
5. Diversity in unity, through the collective enhancement of shared rules.



Three levels

⊕ **Solidarity-oriented ground-floor premises**, taking full advantage of the design with glass façades on both sides

● **A mid-level core** composed of floors 1 to 6, consisting of “park apartments” on the scale of the block

⊙ **A stepped upper level** – floors 7 and 8 – on the metropolitan scale

The ground floor, the project’s public-interest space

The ground floors will accommodate shared spaces* (building lobbies, “practical” rooms, mobility areas) and alternating shops and activities focused on the social and solidarity-based economy, with affordable rents and under single management. Like the apartments, these units provide a high degree of modularity to enable activities to evolve over time. They help to forge an identity and breathe life into the façade as seen from the park, due to the regularly changing shop windows and glass façades on both sides, giving visibility to the central areas.

* It should be noted that certain roofs – those not destined to become green roofs – are also envisaged as shareable spaces, whose uses will be subsequently defined.

** Chapelle Charbon also acts as an applied research laboratory in the field of thermal comfort, in a partnership between P&Ma and Franck Boutté Consultants, with the support of ADEME (MESH 2C project).

Low-carbon design, energy efficiency and summer comfort: a pilot neighbourhood

P&Ma wants to make Chapelle Charbon a pilot neighbourhood for the use of biosourced materials in construction: wood in various forms, but also many other materials derived from renewable organic matter.

A highly detailed study has simulated the use of a large number of such materials applied to buildings as provided for in the architectural requirements.

Two combinations of materials have been tested in detail, in terms of both their energy efficiency and carbon footprint, and their cost: cross-laminated timber (CLT) and hemp concrete, on the one hand, and timber-frame construction and stone, on the other. These solutions meet the most stringent requirements of the BBCA quality label for low-carbon buildings. In addition, a series of variants have been tested by examining the specific qualities of a wide range of materials.

This unprecedented baseline study will be transmitted to the building designers as part of the project management tender.**

Arrangements for consultation and collaboration on the project

Consultations with developers and project managers

The different housing packages — subsidised rental, capped-rent, and low-cost housing for purchase — will be built by housing operators already appointed by the City of Paris. Package B2, comprising 4,600 sqm of freely accessible housing for purchase, will be awarded to a developer.

The following events will be organised from February 2022 onwards:

- a consultation with developers and their project management team (package B2);
- project management consultations for each of the other housing packages.

The consultation with developers and their project managers will be conducted in two phases, to select the team and then the project. As the land charges are fixed, in line with the application of the City of Paris' anti-speculation charter, the criteria will be linked to the programme's components as well as the quality of the proposed project and the commitments relating in particular to low-carbon construction and participation in design workshops.

The project managers will be appointed by the housing operators on the basis of a general sketch design with perspective drawings but without a model. The consultation for the school complex will be undertaken simultaneously by the City of Paris with the same objectives concerning low-carbon and biosourced construction.

Public participation

The public will be involved in the team selection process, firstly by making recommendations that will be included in the tender documentation, and secondly by participating in the analysis and choice of projects. For the residential packages, the tenants of the existing low-cost housing will be consulted as a priority, with the active participation of housing operators.

Collaborative design workshops

The aim is to bring together all the project owners and contractors in design workshops, in order to pool the general sketches and coordinate the projects. The aim is to monitor the projects until the submission of building permit applications (summer 2023).

These workshops should enable the teams to adapt their proposals in order to guarantee the consistency of the overall project, and to improve its quality through collective intelligence.

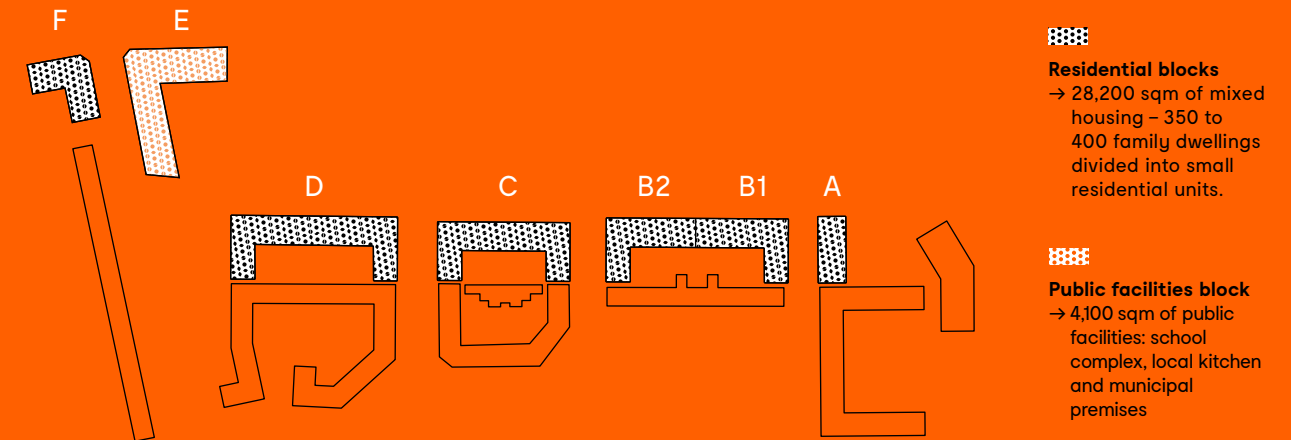
The themes of the shared design workshops include:

- Shared uses of ground floors and roofs;
- Quality of housing and modular spaces;
- Construction and materials;
- Parkside façades.

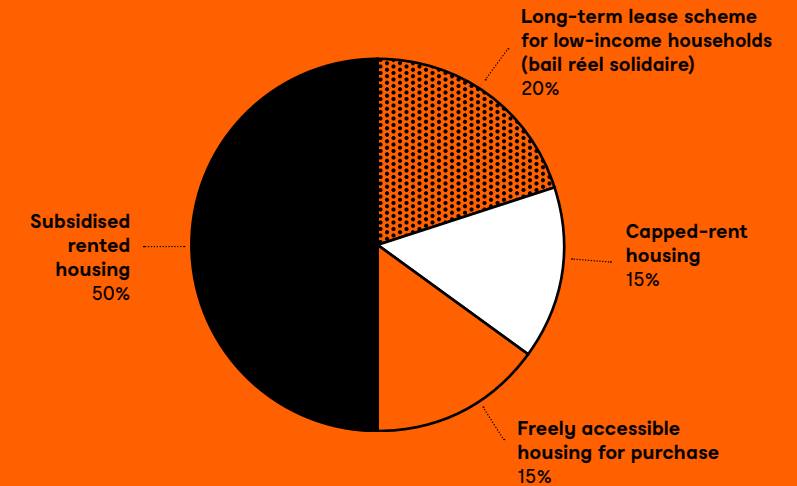
Stages

- **February to April 2022**
Applications
- **June to September 2022**
Sketch designs
- **October to November 2022**
Selection of projects
- **Throughout the year**
Public participation scheme
- **Q1 2023**
Coordination in workshops at the sketch design stage
- **Q2 2023**
Coordination at the preliminary design stage
- **Q3 2023**
Submission of building permit applications

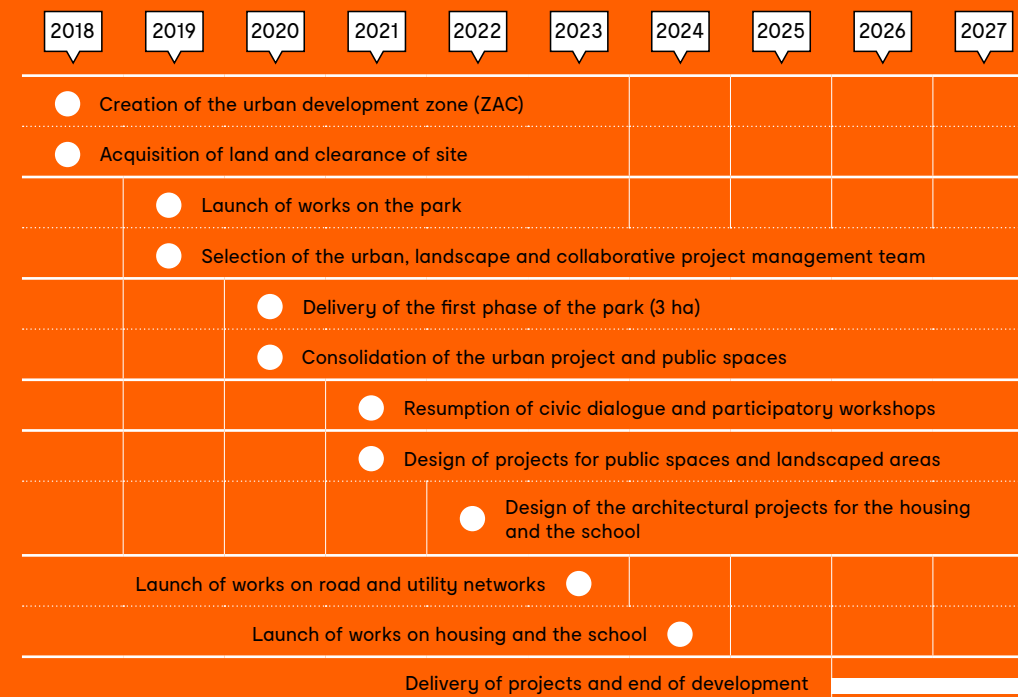
Provisional programming package by package



Lot	MOA
A	Foncière de la Ville de Paris / RIVP
B1	I3F
B2	Promoteur
C	RIVP
D	Paris Habitat
E	Ville de Paris
F	Foncière de la Ville de Paris / Elogie Siem



General timetable for the operation



N.B. The timetable for completion of the second phase of the park is dependent upon the completion – scheduled for 2025 – of the Charles-de-Gaulle Express, whose construction site facilities are erected on the land.

Project stakeholders

City of Paris

The City of Paris is coordinating the urban renewal project in the north-east of Paris, with the Leclercq Associés agency providing support for the consolidation of the master plan and its variations per sector.

It is also the contracting authority for the park, whose design and construction have been entrusted to Agence Thierry Laverne, assisted by a collective led by Taktyk in the process of co-constructing and activating the site.

Paris & Métropole Aménagement

The local public company Paris & Métropole Aménagement, whose capital is held by the City of Paris and Métropole du Grand Paris, is the developer of the Chapelle Charbon urban development zone (ZAC) on behalf of the City of Paris.

The local public company (SPL) has acquired expertise revolving around environmental excellence and the coordination of major projects such as the Clichy-Batignolles eco-neighbourhood project (Paris, 17th arrondissement). The Saint-Vincent-de-Paul project (Paris, 14th arrondissement) reflects Paris & Métropole Aménagement's commitment to the renewal of models and practices, with a particular emphasis on reducing the carbon footprint and the generalised participation of end-users' representatives.

The SPL is currently in charge of six projects in Paris: the Chapelle Charbon, Porte Pouchet, Saint-Vincent-de-Paul, Clichy-Batignolles, Gare des Mines and Paul Meurice urban development zones (ZACs).

It is lending support to the Métropole du Grand Paris in the Poudrerie Hochailles sector in Livry-Gargan (93), and the City of Paris in the Porte de la Villette development sector.

Urban, landscape & collaborative project management

In June 2019, Paris & Métropole Aménagement selected a consortium consisting of:

- BASE, landscape and urban planners (lead firm)
- h2o, architects
- GRAU, urban designers
- EGIS, technical consultancy
- SENNSE, public consultation agency

Project management assistance for Quartier Carbone-Climat

The Franck Boutté Consultants team is helping Paris & Métropole Aménagement to define and implement a Low Carbon / Climate Plan strategy for the Chapelle Charbon urban development zone in order to support the creation of new packages, facilities and public spaces.

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