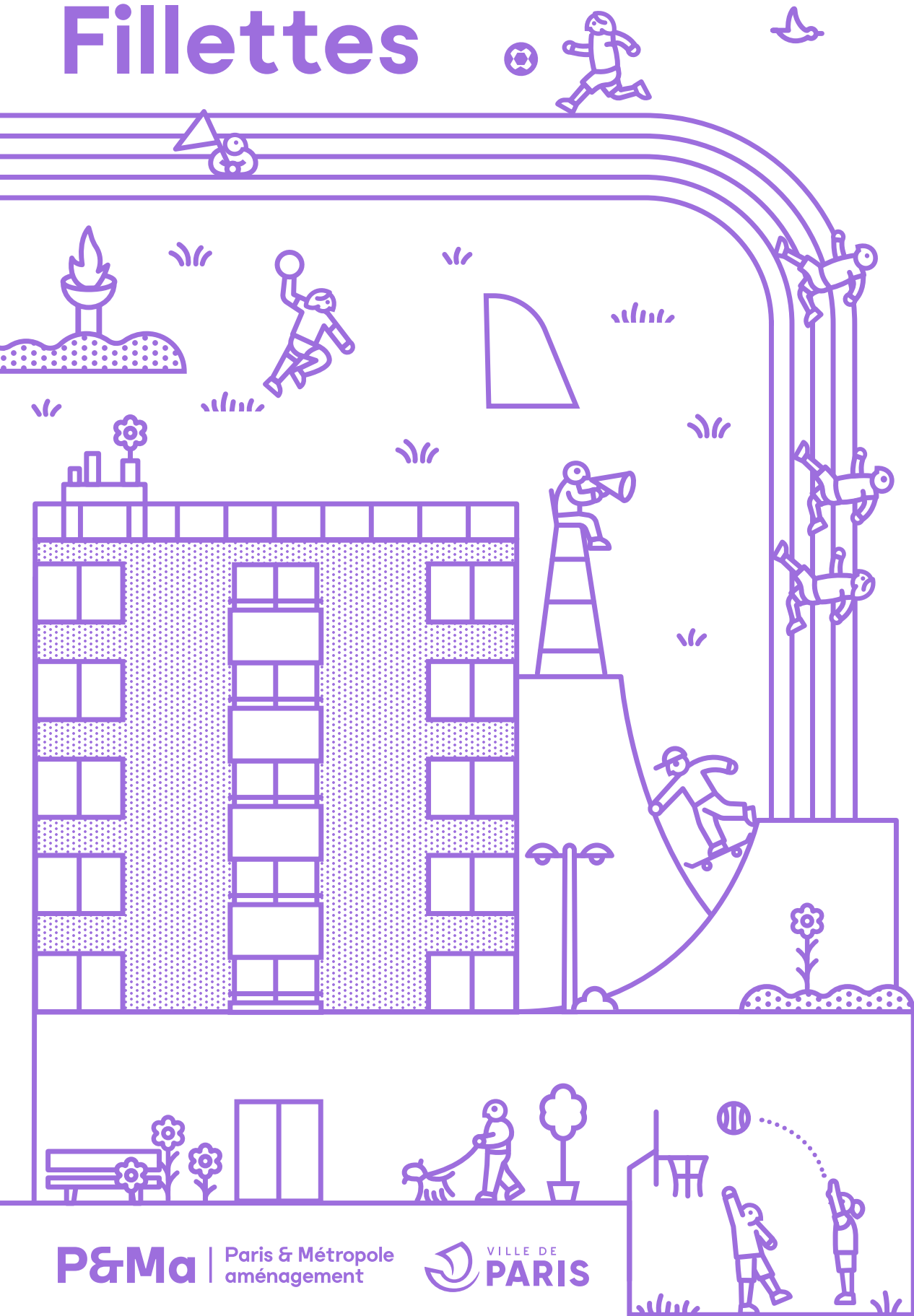


Gare des Mines - Fillettes





Pursuing the ambitious goals of the Paris Nord-Est project

Since the early 2000s, north-east Paris has gradually been remodelled through the renewal of neighbourhoods and the transformation of the logistics and technical service areas along the rail lines.

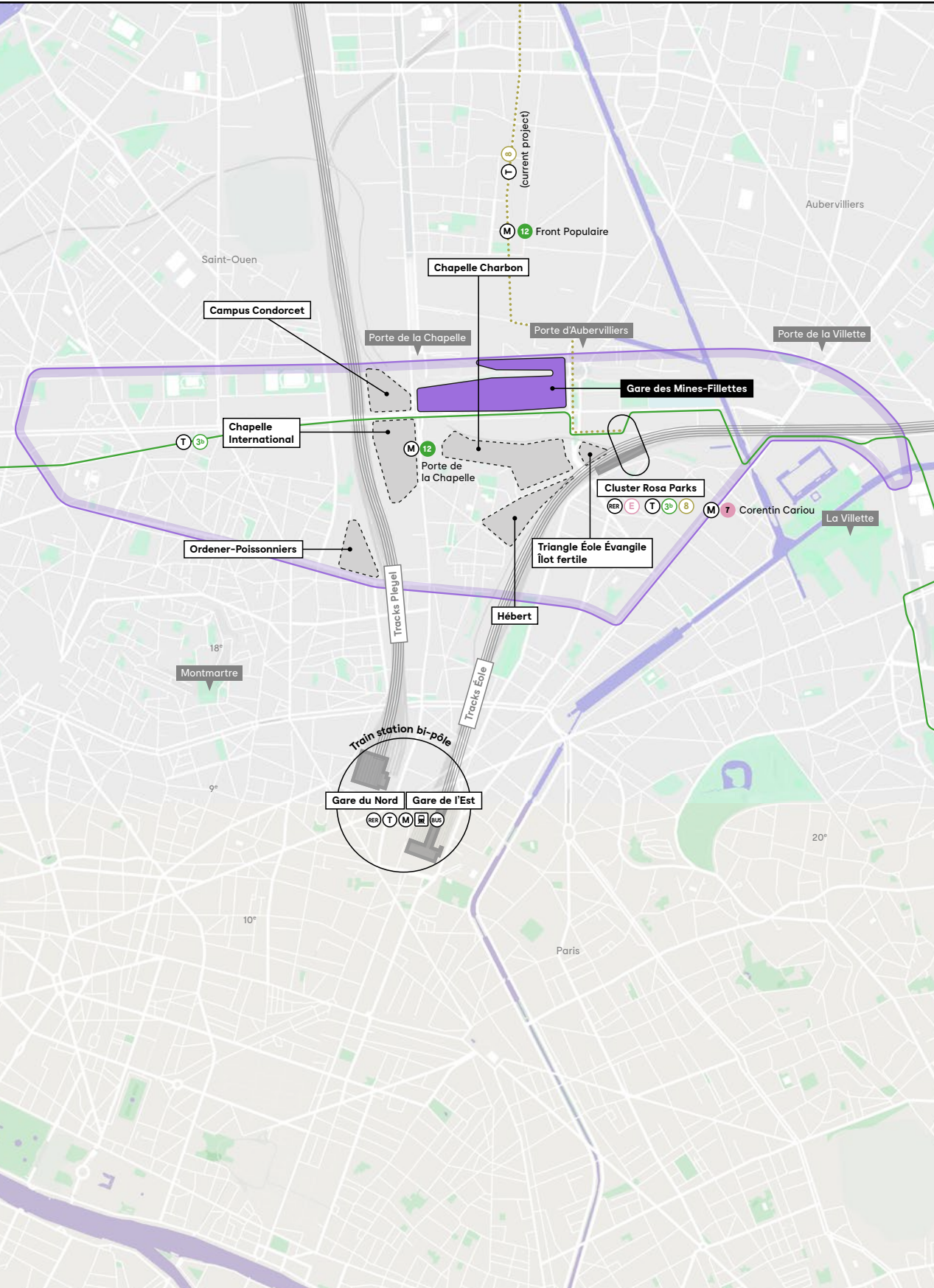
This renewal includes extensive greening of the urban space and, in 2024, will involve the gradual transformation of the Boulevard Périphérique ring road into a peaceful urban thoroughfare by replacing its interchanges (portes) with new squares that offer pedestrian and cycling access as well as green spaces.

ZAC Gare des Mines-Fillette is representative of this process. The project covers 20 hectares on both sides of Boulevard Périphérique between Porte d'Aubervilliers and Porte de la Chapelle. In the north, it spans the former rail yards (Gare des Mines), and in the south, Cité Charles Hermite, as well as several sports facilities.

This development project coherently addresses multiple challenges: climate change adaptation, scalability of existing buildings, economic and social development, improvement of access to and renewal of old buildings, social diversity, north-south intercommunity connections, improvement of synergies between urban functions and facilities on Boulevard Ney and reinvention of the Porte de la Chapelle and Porte d'Aubervilliers interchanges. Launched in 2019, it is scheduled for completion by 2030.



Urban context



Development operations

MacDonald and Rosa Parks development
Conversion/extension of the former MacDonald warehouse into a neighbourhood of housing units, offices and shops and creation of the Rosa Parks intermodal hub, with the RER commuter rail line E, tramway line T3b and the extension of tramway line T8 (study phase).

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

Triangle Éole Évangile-Îlot Fertile
Mixed-use area with housing units and shops developed on a former business park spanning 1.3 hectares.

Chapelle International (2018 → 2023)
Transformation of a railway right-of-way into a neighbourhood with housing units, offices and facilities—logistics activities, urban farm, data centre—covering 150,000 sqm.

Gare des Mines-Fillettes (2019 → 2030)
Arena (2024 Olympics) multipurpose sports hall, mixed-use neighbourhood with 150,000 sqm of housing units, facilities, businesses and offices and rehabilitation of Cité Charles Hermite.

Porte de la Chapelle (starting in 2022)
Redevelopment of Rue de la Chapelle and Porte de la Chapelle to create a new promenade and a square.

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

Ordener-Poissonniers (2019 → 2026)
Transformation of a former railway site into a neighbourhood with 72,000 sqm of housing units, offices and facilities, including 7,000 sqm in a rehabilitated depot and more than 1 hectare of green spaces.

Sud Plaine (in planning)
Plaine Commune will soon further the development of Entrepôts et Magasins Généraux Paris, the former public warehouses of Paris. Operational studies are ongoing.

Travel links

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 line E (Rosa Parks). By 2030, tramway line T8 will be extended from Saint-Denis-Porte de Paris to Rosa Parks via Porte d'Aubervilliers



North-east Paris in transition

A revitalised relationship between Porte de La Chapelle and Porte d'Aubervilliers

On the outskirts of Porte de la Chapelle, the environment of the ZAC Gare des Mines is in the midst of complete transformation.

Chapelle International

This project is nearing completion. The developer Espaces Ferroviaires Aménagement has reused the land of the former Gare de la Chapelle railway station, on the Pleyel railway line, to create a new seven-hectare neighbourhood.

Campus Condorcet Paris-Aubervilliers

This university campus will be set up on the site of the former Dubois railway station. It will provide bachelor's and professional master's programmes as part of Université Paris 1 Panthéon-Sorbonne. A student body of more than 4,000 is expected when it opens in autumn 2025. Combined with the Aubervilliers campus, which opened in 2019, it will form one of the top international university centres of learning and research in the humanities and social sciences.

Chapelle Charbon

With its large park bordered by new residential buildings, Chapelle Charbon completes the Évangile neighbourhood. The park will soon be accessible

from Boulevard Ney via Rue du Pré, within walking distance of Rue de la Chapelle. On the Porte d'Aubervilliers side, the changes are more staggered but no less extensive.

The 19M

This building was inaugurated in 2022 by its owner Chanel. It serves as home to eleven of the fashion house's Maisons d'art as well as an embroidery school, offering a place to create to more than 600 artisans, staff and apprentices. Its purpose is to help strengthen a unique Parisian and French heritage, inspired by Haute Couture, and to promote these extraordinary professions.

Sud Plaine project

In Saint-Denis and Aubervilliers, the project will extend the development of the site of Entrepôts et Magasins Généraux Paris (EMGP), the former public warehouses of Paris. The elected representatives of Plaine Commune intend to make the development of this sector consistent with that of Paris by focusing on permeability, mixed-use development and environmental quality, with a significant extension of the green and blue corridors. Delivery of the development projects bordering Paris (Gare des Mines) is planned by the end of the decade.

T8 tramway

Tramway line T8 will provide service to the Sud Plaine sector and Porte d'Aubervilliers starting in 2030.



From grey belt to Green Belt and from ring road interchanges to public squares

Workshops on the Boulevard Périphérique ring road, led by APUR*, brought together stakeholders in the future of the boulevard. In 2022, they published a white paper that outlines the creation of:

- More connections, through public transport and pedestrian and cycling access.
- More nature, like a green corridor, by greening the public and private spaces as much as possible in a 500-metre strip on both sides of the infrastructure.
- More local shops and services, by moving from easements to services, on the scale of the 15 minute city.

This major Green Belt project will be conducted gradually, with two initial stages. From 2024, the legacy of the Olympic Way**, the transformation of five interchanges into public squares and the enhancement of plant cover on the slopes, road medians and side roads.

* Paris Urbanism Agency (APUR)

** Boulevard Périphérique ring road is one of the thoroughfares redeveloped to make getting to competitions faster. One of its lanes, equipped to allow dynamic flow management, can later be reserved for carpooling, buses and taxis.

Porte de la Chapelle is one of the first to benefit

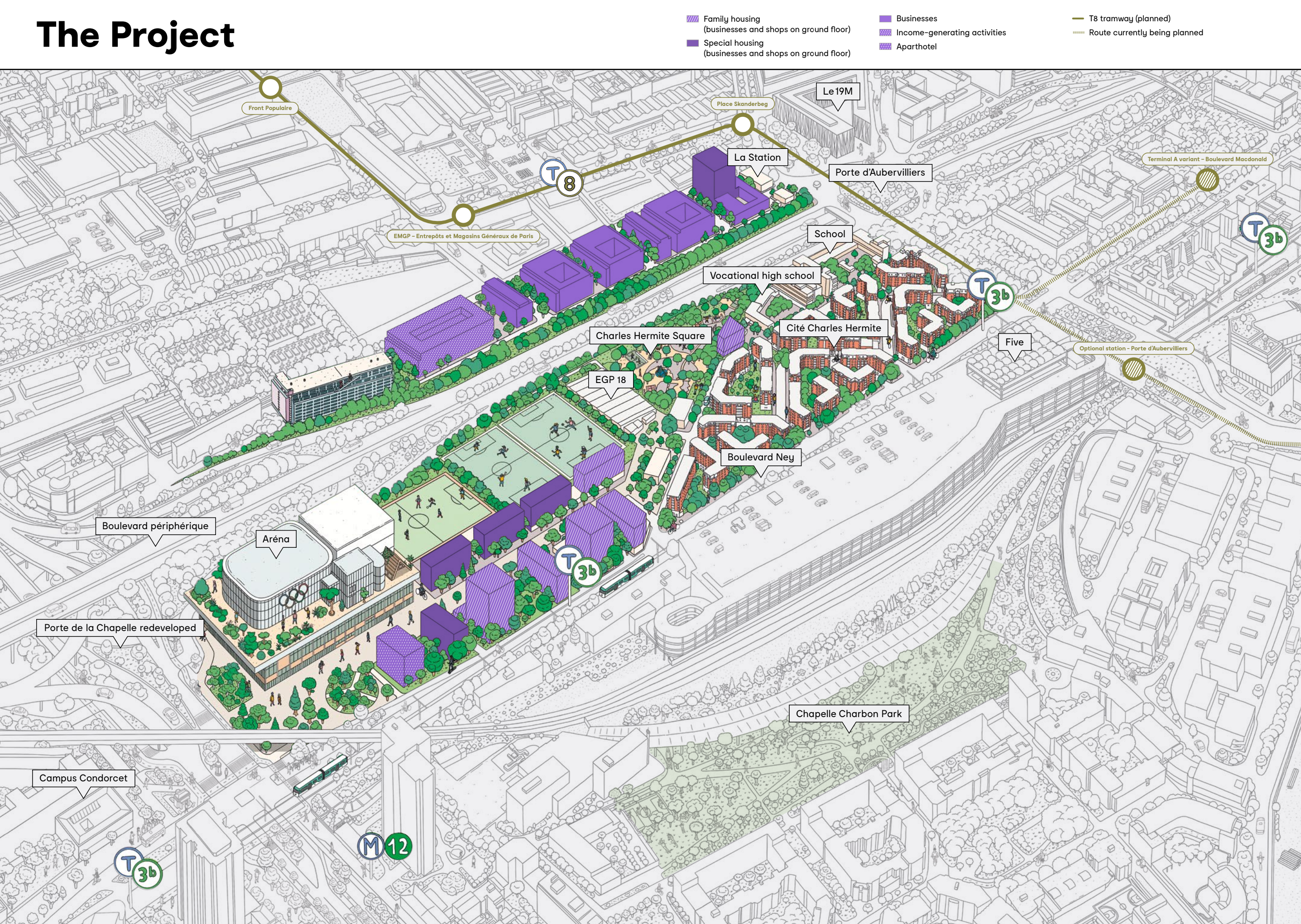
The initial development work will improve pedestrian and cycling continuity before making more extensive changes to the interchange and local access roads. By 2030, these first changes will have expanded, notably with the delivery of urban projects along the river, up to 22 transformed ring road interchanges, the roll-out of three-way dual carriageways and in some places, the creation of crossroads with traffic lights to facilitate cycling and walking between neighbourhoods. This kind of development could be envisaged at Gare des Mines, the ring road being at the same level as this section.

Porte de la Chapelle after 2024

- 2 two-way cycle tracks
- 2 pedestrian esplanades (Aréna and Campus Condorcet)
- Bus line 38 extended with the terminal at the north of Porte de la Chapelle
- Works of art cleaned and showcased by lighting
- + 179 trees
- + 385 sqm of plant cover (slopes, gardens)
- + 361 sqm grassed pavement



The Project



Reinvesting in the urban space

Re-creating connections

Like a piece of a puzzle, the ZAC Gare des Mines–Fillettes forms part of a global urban transformation by creating strong connections with its immediate environment.

To the east, the Arena communicates with Campus Condorcet; its esplanade opens onto a more welcoming “interchange now square” of Porte de la Chapelle.

To the west and north, a new hub is part of the changing urban space of Porte d’Aubervilliers (Place Skanderbeg), preceding the development of the Sud Plaine sector.

In the centre, the main artery (north-south) of Rue des Fillettes and the greening of the banks of Boulevard Périphérique show its transformation.

To the south, the renovated, open Cité Charles Hermite and the new blocks that extend it bring community life and transparency to Boulevard Ney.

For better living

This development creates housing, re-creates sports facilities in and around the new Arena, introduces a range of income-generating and commercial premises and supports the renovation of Cité Charles Hermite. The new buildings offer about 800 additional housing units, amounting to:

- 43 % under the long-term lease scheme for low-income households
- 35 % special social housing (students etc.)
- 22 % unrestricted

↓ ZAC in 2022

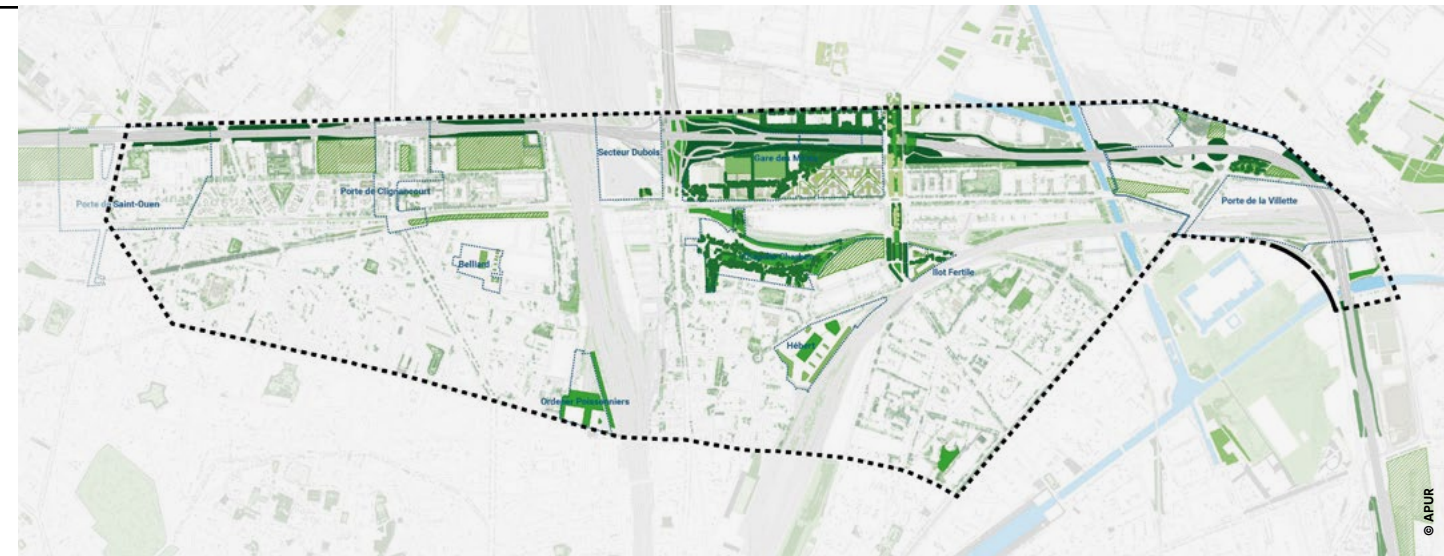
Because of the construction of the Arena, two football pitches were temporarily moved to north of Boulevard Périphérique, and the time to redesign them is included in the ZAC plan.

Paris Nord-Est greening (APUR)

Development sector, including new green spaces

New plant cover
Slope of Boulevard Périphérique
Parks, squares and gardens

Green right-of-way in the centres of housing blocks
Spaces to be greened under study



Plants: symbolic of the neighbourhood

The Green Belt, Forêt Linéaire, or wooded corridor, and integration of parks and gardens into a vast network of green spaces are parts of the longstanding process of greening north-east Paris to which the Gare des Mines–Fillettes development makes a major contribution. The project management team led by landscape designer Michel Desvigne believes that the landscape is the main driver

of the site’s transformation. It serves as the backbone and focal point of the neighbourhood. It embodies the urban renewal process, unites the various elements and overcomes the infrastructure barriers. The green spaces contribute to the area’s resilience while making them part of the existing landscape continuity at the local level in north-east Paris.



In the South

Generosity and diversity of public spaces

Different types of public spaces, accessible or not, shape the development project.

The north and south wooded corridors provide or strengthen a buffer space along Boulevard Périphérique and contribute in its extensive greening.

The urban squares, meaning the “central” square and Parvis Alice Milliat (Arena), provide service and linkage functions while accommodating various uses (strolling, entertainment, games etc.).

La rue Charles Hermite is pedestrianised around the new central square. With green spaces, it becomes a main artery for low-impact mobility.

Charles Hermite Square, which has substantial landscape potential, must be reimagined for better integration into the fabric of future public spaces. It is included in plans for a possible Boulevard Périphérique crossing.

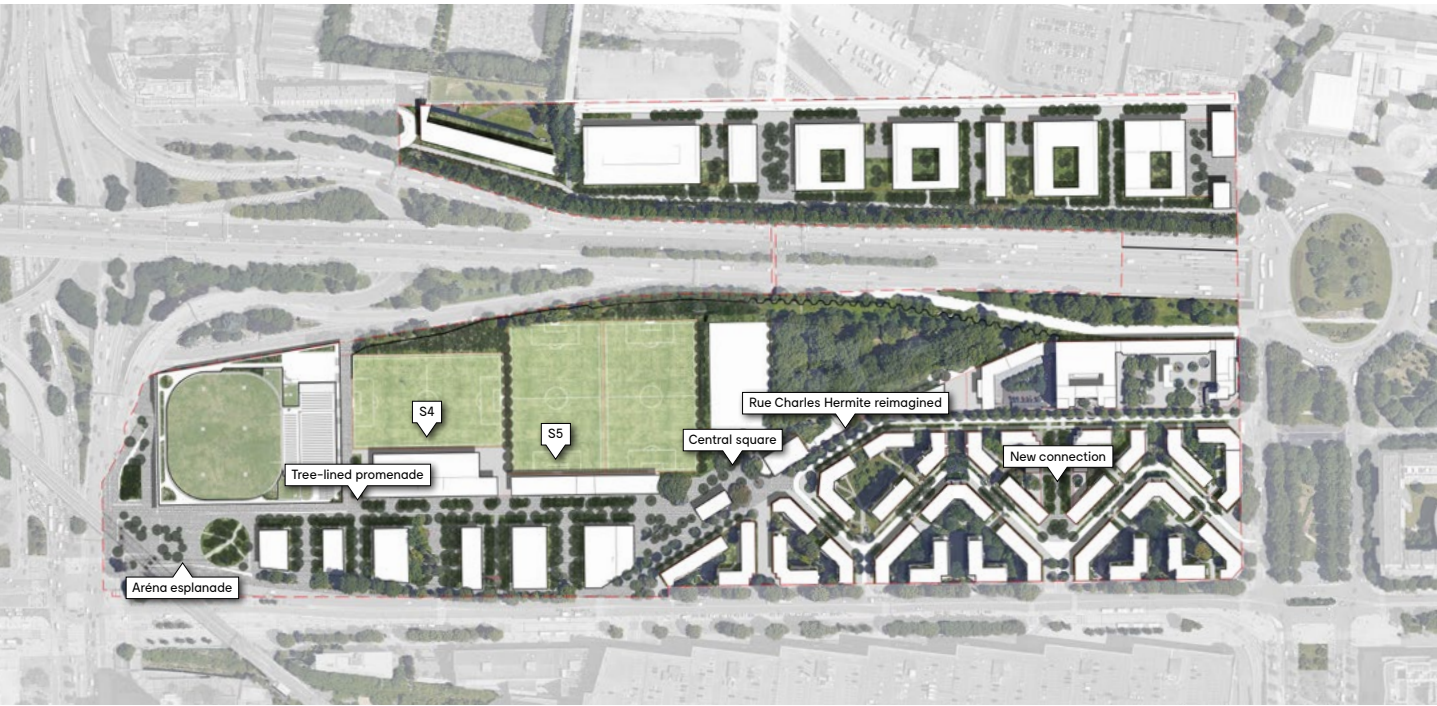
The landscaped promenade and alleyways, lie along the densely vegetated paths.

Renovation of Cité Charles Hermite

Cité Charles Hermite, built in the 1930s, has 1,300 family homes in 27 six-storey buildings. It also has 25 commercial premises, a day-care centre and the La Pomme day hospital. In addition to uncomfortable housing units, its insularity contributes to its isolation and the weakness of its commercial offering.

As part of NPNRU*, Paris Habitat will rehabilitate its property between 2024 and 2030. The Cité will also benefit from the urban renewal provided by the development operations, which will benefit reciprocally from the strengths of this existing neighbourhood. The challenges are many: comfort and energy efficiency, urban linkages, attractiveness, functional and social diversity and revitalisation of ground-floor premises, among others. The day-care centre and La Pomme day hospital will be moved to make room for a new link between the school and Boulevard Ney. This new corridor as well as the establishment of a health centre are under study.

* French national urban renewal programme



Public spaces by 2030



New residential and service blocks

Between the Arena esplanade and the future central square, the new blocks, mostly residential, are located perpendicularly to Boulevard Ney, separated by wide alleyways and vast private and landscaped block centres. This arrangement promotes the comfort of the housing units and opens views at pedestrian height between the built-up blocks. Double the occupancy of business activity bases:

- Those overlooking Boulevard Ney, including the refurbished ground floors of existing buildings, will offer local commercial activities and host social and solidarity-based activities.
- Those overlooking the promenade will welcome activities focused on the life of the neighbourhood (associations, coworking etc.), as well as sports facilities (dojo and locker rooms for outdoor pitches).

The architectural design will begin with lots S4 and S5, social and long-term, low-income housing (BRS), which will be the subject of project management consultations in 2023.

The Arena: reaffirmed for sport

The project site historically has major sports facilities, which will be kept (Espace Parisien de Glisse for boardsports) or rebuilt after the works (three playing fields).

The neighbourhood will thus maintain its strong sporting nature. Arena provides major support for this; it was built by the City of Paris to host some events of the Paris 2024 Olympics.

The Arena will host national or international sports competitions, Paris Basketball home games, concerts, shows and congresses.

It will also be open to the neighbourhood, with two gyms to meet local needs and a range of leisure offerings and shops (2,600 sqm).

In the North

Origin of the name “Gare des Mines-Fillettes”

In its northern sector, the project reinvests part of the former lands of the rail yards, Gare des Mines, which gives its name to the ZAC (or urban development zone). The term “Fillettes” refers to the corridor that once connected Aubervilliers and Paris at this location; tracks still bear this name in both cities. An “urban strip” will be developed between a reinforced wooded corridor, which protects it from Boulevard Périphérique, and the northern boundary of Paris, where the link with the future mixed-use neighbourhood of Sud Plaine will be made. The Valentin Abeille social housing complex will be included in the neighbourhood.

A new hub anchored to Porte d’Aubervilliers

The new buildings are bordered on both sides by the extended Rue Marteau and cycle tracks accessible from the entrance of the site at Place Skanderbeg, Porte d’Aubervilliers.

This entrance is marked by the pavilions of the former railway station, which will be preserved and beautified with a small square. They have been temporarily used since 2016, with the support of SNCF and then Paris & Métropole Aménagement, by the association Collectif MU, which runs the “Station Gare des Mines”, a user-friendly and festive laboratory dedicated to the emerging art scene. Its permanent continuation on the premises is under study.

This development thus contributes to the transformation of the Porte d’Aubervilliers before the arrival of tramway line T8 and the changes to the bordering area to the north.

Predominantly economic purpose

Given its closeness to Boulevard Périphérique, this sector is mainly dedicated to business activities. One exception is student housing (lot N4), by definition used for short periods and directly linked to Porte d’Aubervilliers. Through this real estate offering, this development continues the opening of the area



and the strengthening of metropolitan links by developing a programme of mixed economic activities.

It involves participating in the strengthening of the activity in the east Paris through the implementation of innovation and manufacturing activities, by supporting the factors governing the social and solidarity-based economy and finally by re-examining the dynamics of the business park to develop an offering based on the specificities of the area and addressing the challenges concerning local employment. The integration of ecological transition challenges will be central to the development of this new sector.

This project is part of the territorial dynamics of the Arc de l’Innovation, or innovation arc. It partly echoes that of the neighbouring 19M and the policy of support for quality artisanship by the “Made in Paris” label awarded by the City of Paris. Particular attention will be paid to driving the business activity bases on Rue Marteau with shops and restaurants as well as the promotion and opening up of income-generating activities on the street.

Completion of the first lots

- **Lot N4**, bordering Place Skanderbeg, includes the planned student (social) residence in a 50-metre high building, about 3,300 sqm of activities and the historic pavilions that will host a privately owned cultural centre. It will be entrusted to RIVP, which will select a project manager by spring 2024.
- **Lot N3**, neighbouring N4, will have 16,700 sqm of business activities (commercial and income-generating). In summer 2023, Paris & Métropole Aménagement will launch a consultation with teams comprising housing operators, investors, developers and project management teams. The benefit of the project proposed by the teams with regard to the stated challenges, the relevance of the responses concerning reversible building design and finally the integration of the bioclimatic ambitions of the City of Paris will be the focuses of this consultation.

← **Boulevard Périphérique in 2050**
Rue des Fillettes will become an urban crossroads, removing the physical and mental boundary that the ring road creates. Draft of the Collectif Holo as part of the international consultation on the future of motorways, Boulevard Périphérique and the expressways and major roads of Grand Paris by the Forum Métropolitain du Grand Paris, 2018–2019.

First stage of deeper transformation

The north sector is expected to evolve in the medium to long term with respect to the planned transformation of its immediate surroundings. The next decade is the possible horizon for the transformation of Boulevard Périphérique into a peaceful city street. In this new urban context, a crossing at the boulevard will connect Rue des Fillettes to the north and Square Charles Hermite to the south. In addition, the decrease in road nuisances will then make it possible to envisage the transformation of commercial premises into housing units on the upper floors.

Reversible building design is therefore at the heart of the architectural and urban design and addresses the sustainability of existing buildings. In particular, as a first step, the south facades will be designed as bioclimatic buffer spaces, sufficiently spacious to accommodate uses related to commercial activities: micro-meetings, break spaces, kitchens etc. These volumes can be reallocated to more residential uses during the transformation into housing units. Outdoor corridors and terraces may also be added to the buildings.



Bioclimate challenges

Permeable and vegetated grounds

The key importance given to the landscape in the project particularly addresses bioclimate issues: heat mitigation through trees, biodiversity protection by extending the green corridor, soil permeability, and stormwater management to preserve the resource. Within the ZAC's perimeter, 7 hectares are permeable and/or vegetated, amounting to 35% of the project's footprint.

The development of the Arena esplanade is a case study, as it is where these environmental issues must be reconciled with the presence of 8,000 visitors at maximum capacity during certain events. With its rain gardens, Michel Desvigne's landscaping project for this public space considers underground constraints (networks, erosion of gypsum by water).

Renewable and geothermal energy

P&Ma is receiving project management support to design the carbon-climate road map for the development. Based on this framework document, which considers the specificities of the local urban context, it will determine the requirements that must be respected by the various projects. Next stage (2023): establish the specifications

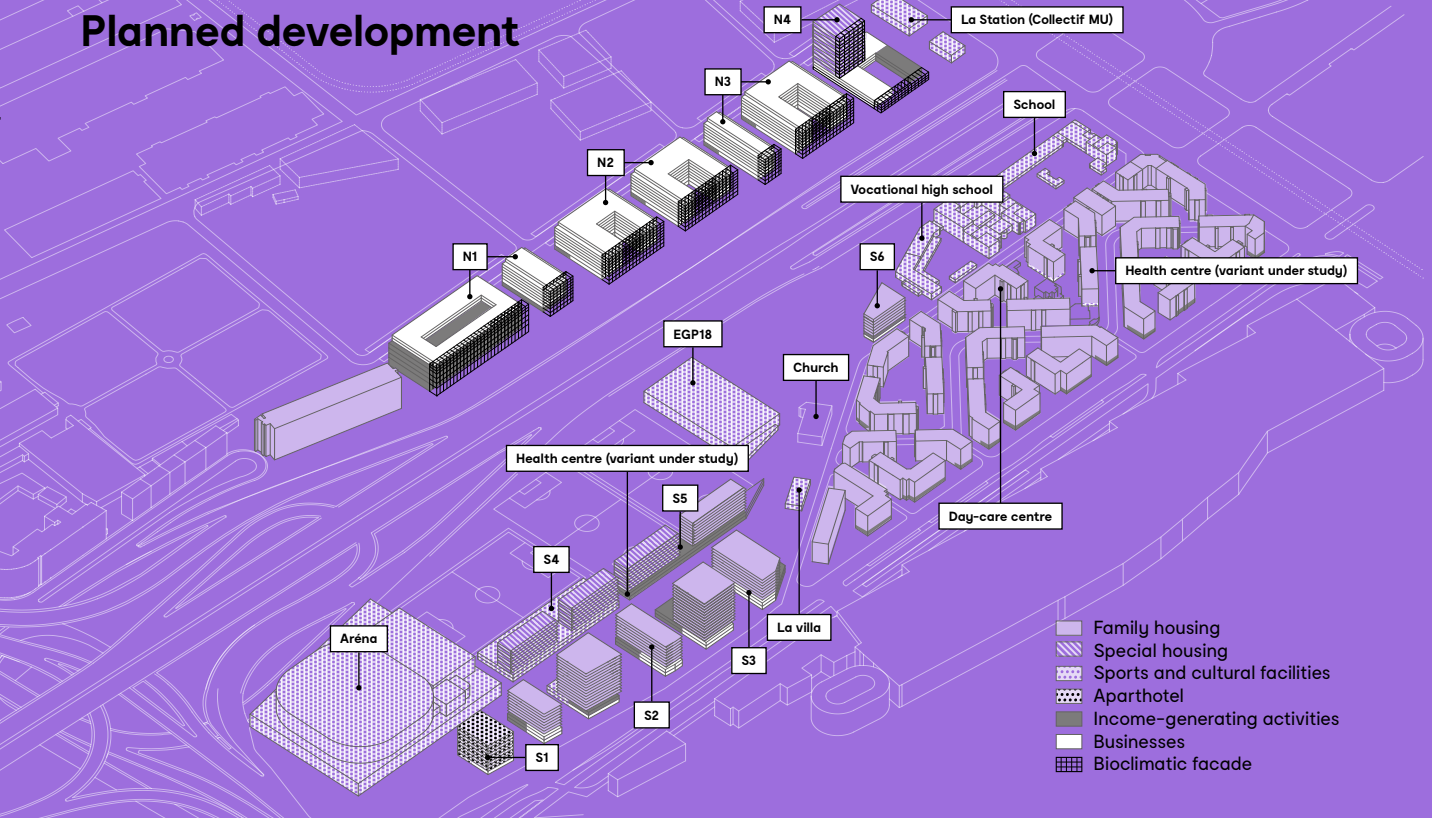
of the buildings in view of the initial consultations of contracting authorities and/or project managers. The City of Paris' cooling system has been strengthened by a low-carbon geothermal cold production facility in the Arena building. This also releases waste heat, which could be captured and used to heat buildings by using a hot water loop. Another consideration concerns providing service to the buildings of the ZAC through the cooling network, without abandoning passive bioclimatic design.

Special attention to health issues

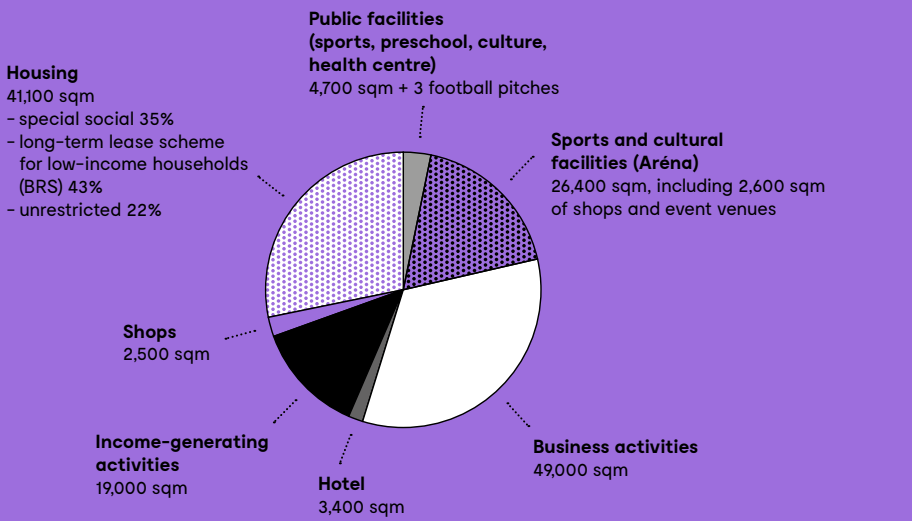
Apart from heat mitigation, other health issues are guiding the design of the project: comfort of new and renovated housing units, protection from road nuisances, development of sports facilities and importance of undeveloped spaces (more than 50%). An environmental health impact study is underway, which will serve as the basis for arrangements that promote health.

The establishment of a 600 sqm municipal health centre is planned in the project.

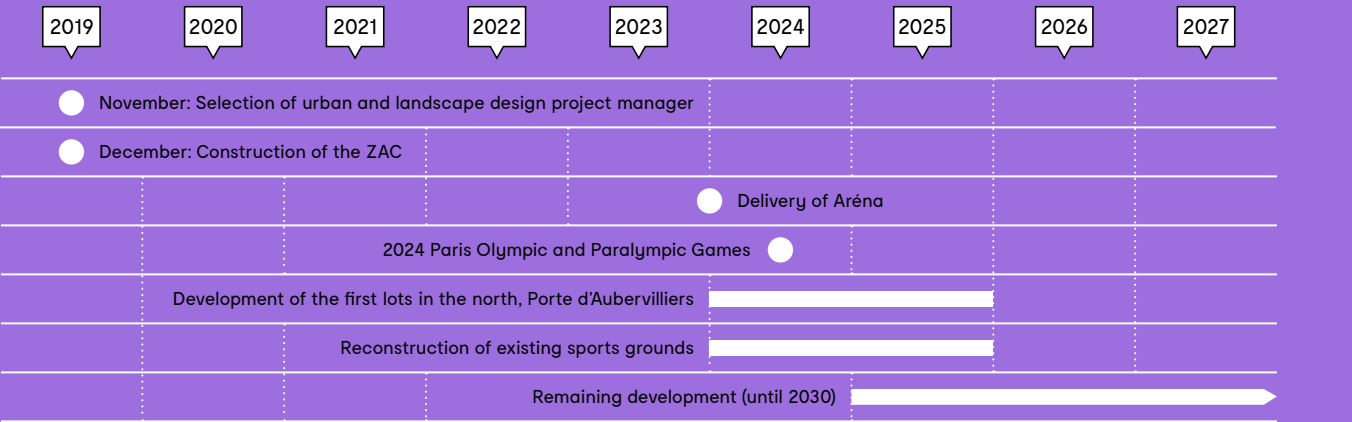
Planned development



ZAC construction project (floor area)



Schedule



Project stakeholders

City of Paris

The City of Paris is coordinating the urban renewal of north-east Paris. It received support from the agency Leclercq Associés for the creation of the design guide and its variations by sector. It also consults with Apur (Atelier Parisien d'Urbanisme – Paris Urbanism Agency), which is an association that documents, analyses and predicts urban and societal developments concerning Paris, the regions and Métropole du Grand Paris. It has entrusted an overall design, construction and technical operation contract for the Aréna to the consortium led by Bouygues Bâtiment Île-de-France and the architectural agencies SCAU and NP2F. And it is the contracting authority for the transformation of Porte de la Chapelle and the redevelopment of Rue de la Chapelle with the Richez Associés agency.

Paris & Métropole Aménagement

The local public company Paris & Métropole Aménagement (P&Ma), 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. It developed its expertise around environmental excellence and the coordination of major projects, such as the Clichy-Batignolles (Paris 17th). In the Saint-Vincent-de-Paul (Paris 14th) and Chapelle Charbon (Paris 18th) projects, P&Ma is renewing models and practices to reduce the carbon footprint and promote user-centred design. Apart from

the four ZACs mentioned, P&Ma is managing the development operations for Porte Pouchet (Paris 17th) and Paul Meurice (Paris 20th). It is also providing support to the Porte de la Villette (Paris 19th) project and, for Métropole du Grand Paris, the Poudrerie Hochailles sector in Livry-Gargan.

Urban and landscape project management

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

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

AMO Carbone climat
INDDIGO

Paris Habitat

Present in 54 municipalities, Paris Habitat manages more than 125,800 housing units, including those in Cité Charles Hermite. It is the contracting authority for its rehabilitation as part of the French national urban renewal programme (NPNRU).

Contact

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