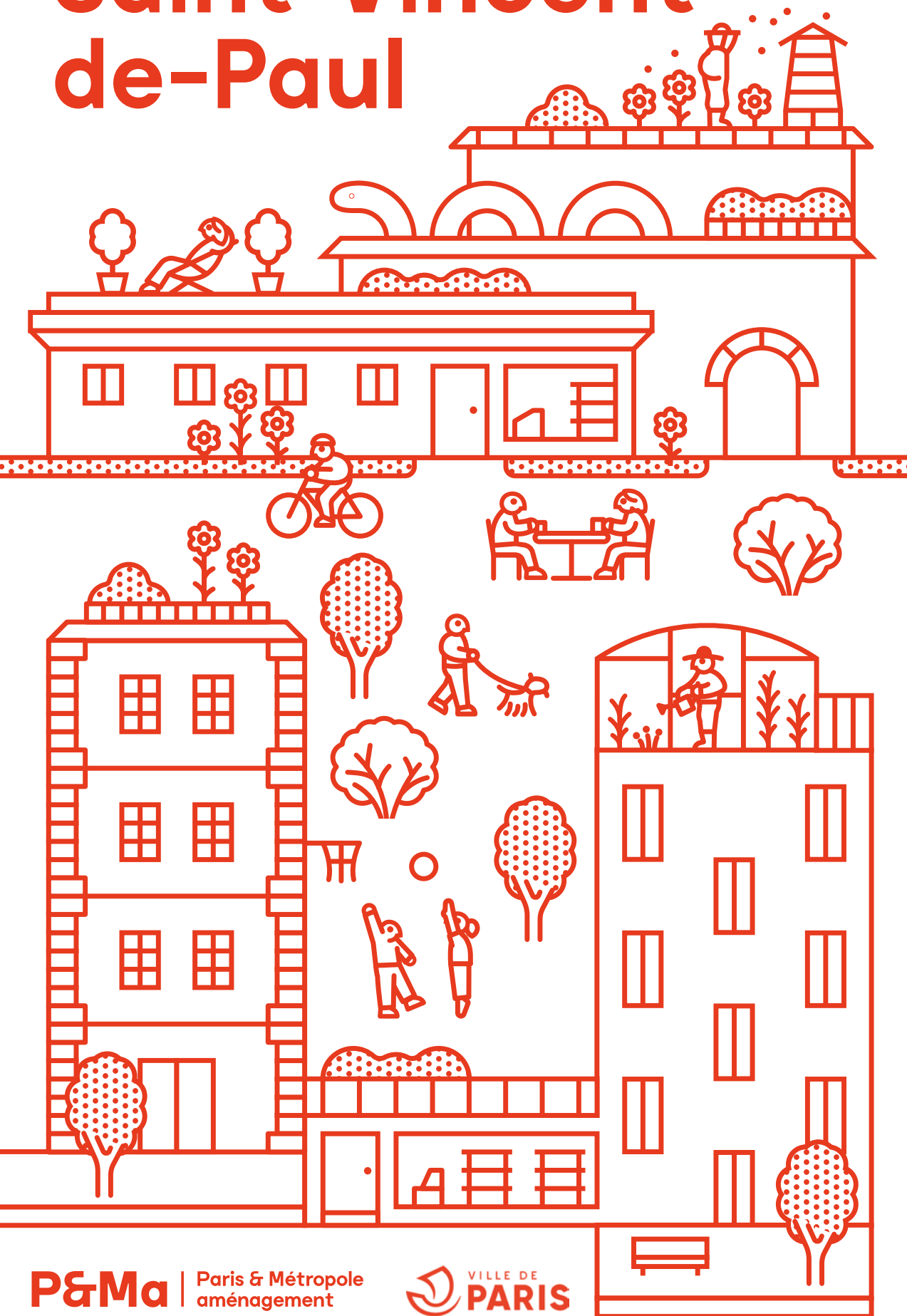


Saint-Vincent-de-Paul



Paris 14th

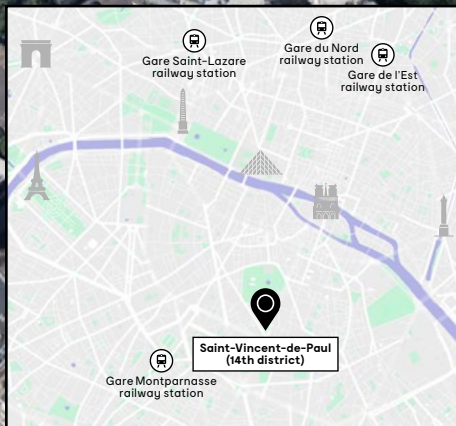
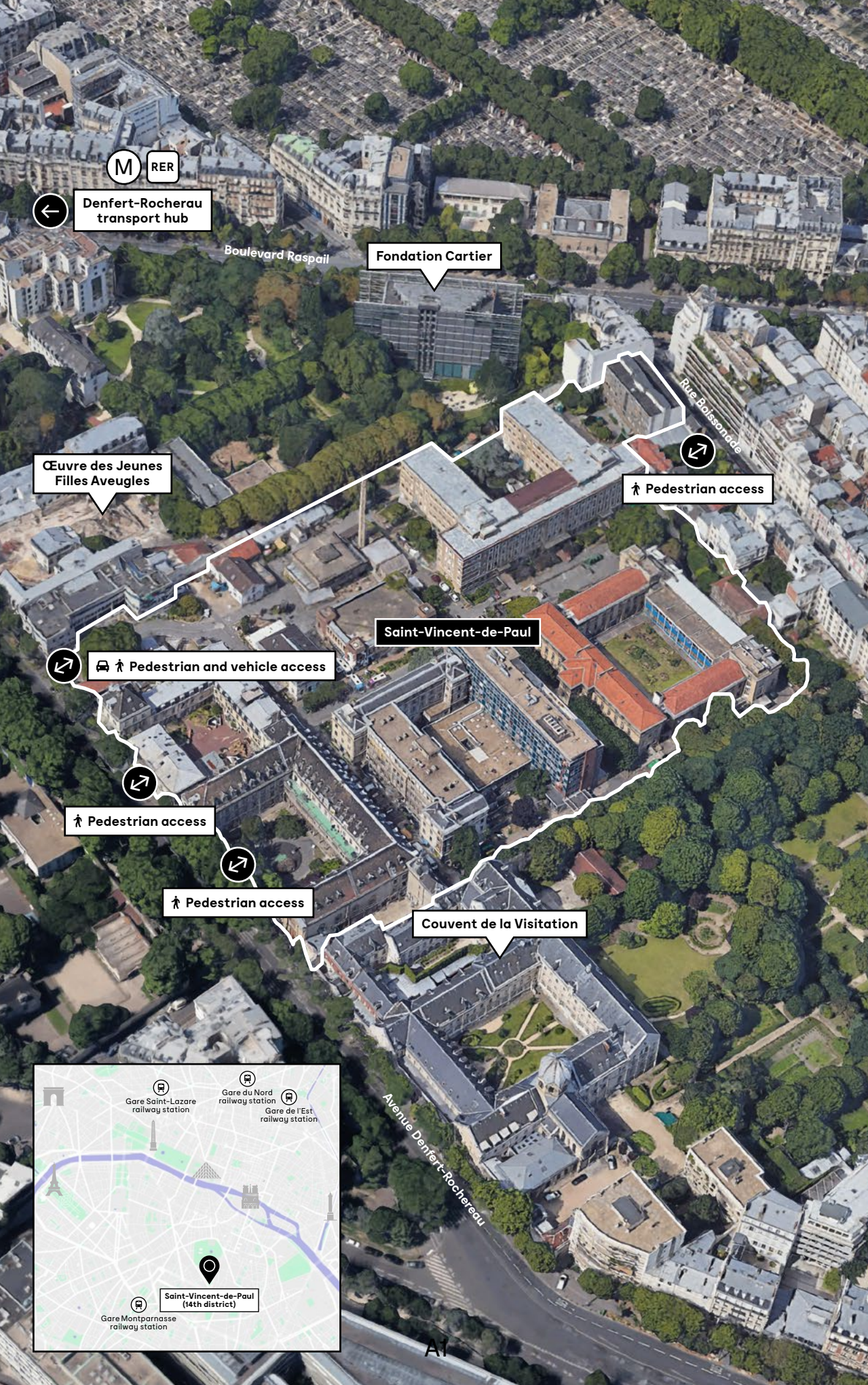
Another kind of Paris

Saint-Vincent-de-Paul: a demonstrator of the sustainable city

The future Saint-Vincent-de-Paul neighbourhood is being developed on a centuries-old site, previously a novitiate that was converted to a maternity and children's hospital, which remained in operation until 2012. Located between the transport hubs of Denfert-Rochereau and Port Royal, it benefits from an exceptional environment in the heart of the 14th arrondissement in Paris, surrounded by the gardens of religious congregations, the Observatoire de Paris and the Fondation Cartier.

Ten years after the initial temporary occupancy by the Aurore Association to develop an emergency shelter, the hospital has entered the operational phase of its transformation into an EcoQuartier®, or eco-district. It builds on what the Les Grand Voisins cultural centre has learned up until 2020 and extends the spirit of solidarity and openness then achieved.

The goal of the City of Paris is to produce through responsible development an energy-efficient, sustainable and inclusive urban environment, respectful of the history of the site. The ambition of a post-carbon neighbourhood is combined here with the desire to place residents at the heart of its design and future management.





Denfert

Chaufferie

Lingerie

Petit

Oratoire

Robin

Fondation Cartier

Lelong

Lepage

Maison des Médecins

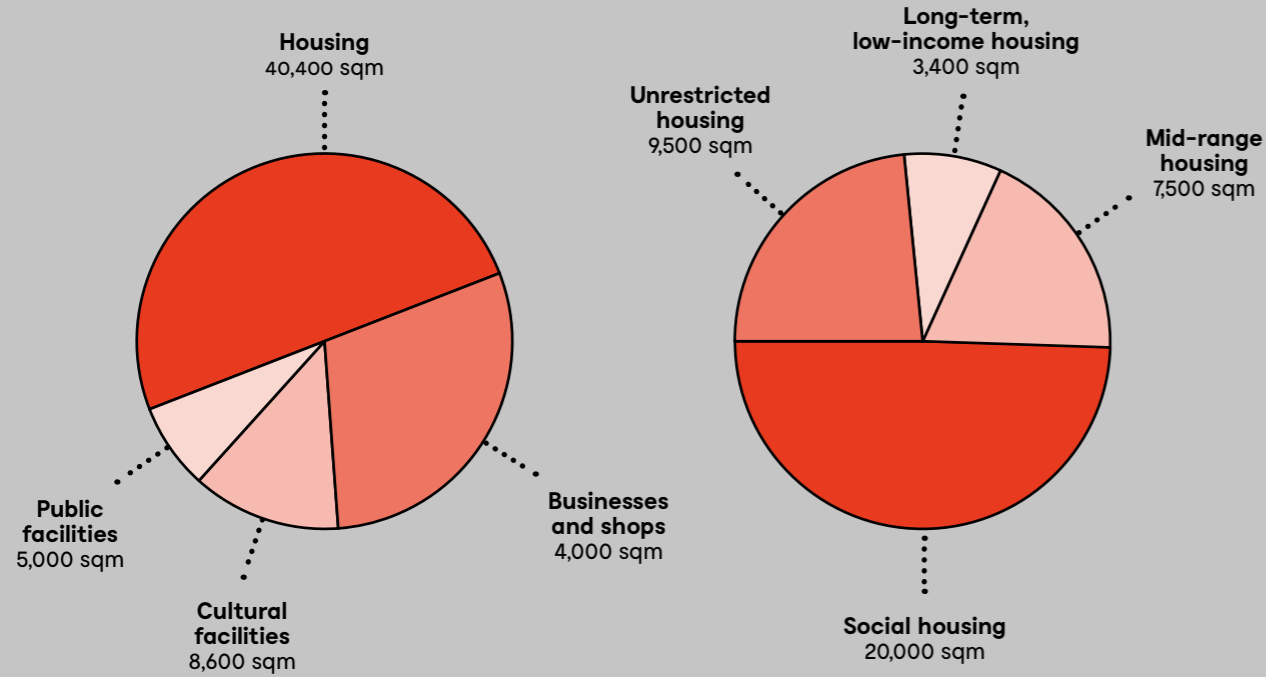
Pinard

Avenue Denfert-Rochereau

The programme

The future mixed-use neighbourhood covers 3.4 ha and combines housing (600 units), public and private amenities, shops and businesses. Around 40,400 sqm of the 60,000 sqm available for building are for housing, half social, including an emergency shelter and a family hotel.

A modular, shared public facility combines a day care centre, school and gym on an area of 5,400 sqm. The attractiveness of the area is boosted by 8,600 sqm of shops and businesses mainly focused on the social economy, crafts and design, as well as a public-interest private arts and creative activities centre on 4,000 sqm.

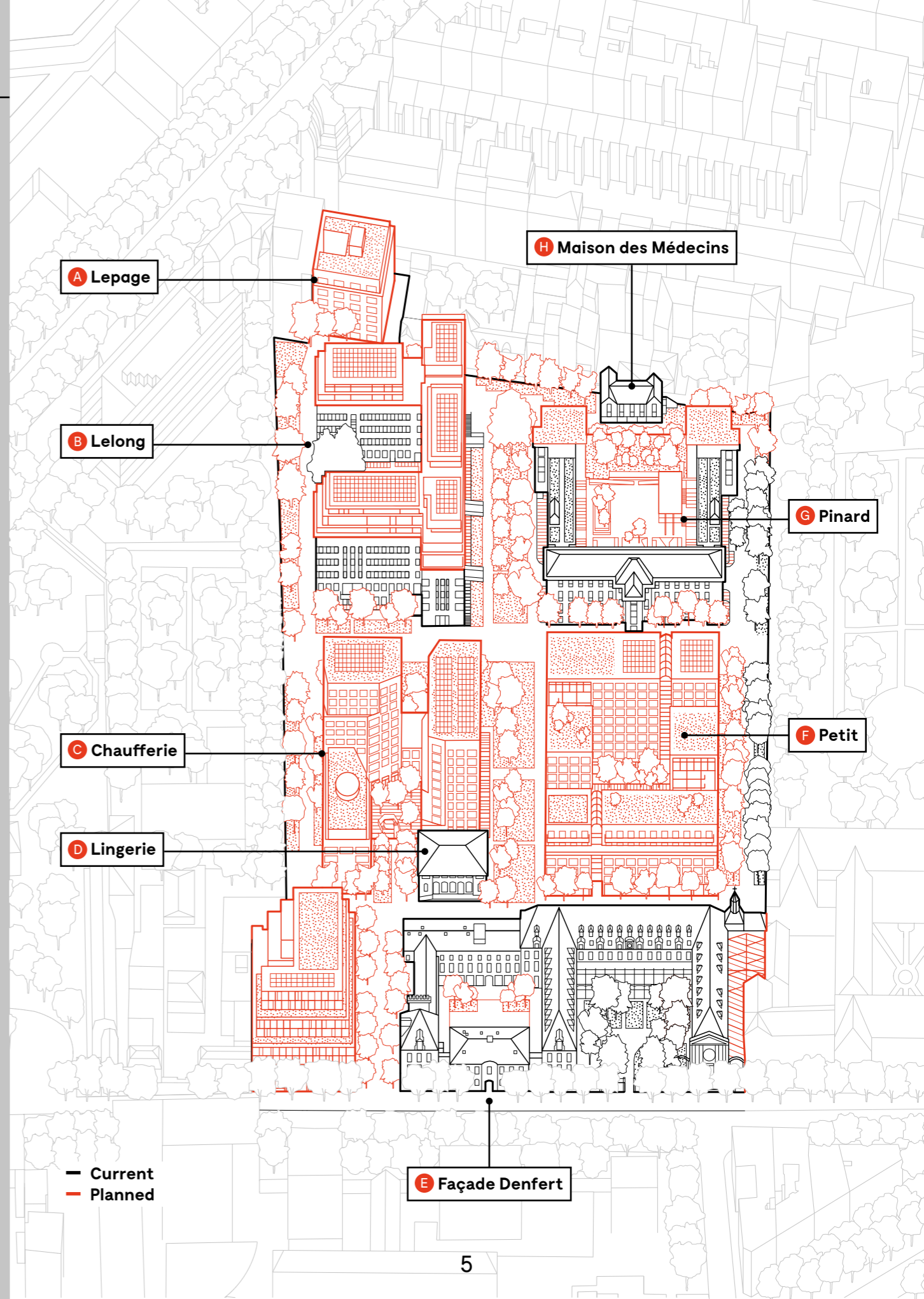


- A Lepage: 2,660 sqm**
Long-term, low-income housing and social housing – Shops
- B Lelong: 12,700 sqm**
Unrestricted, social and long-term, low-income housing: 10,300 sqm
Activities: 2,400 sqm in basement courtyards
- C Chaufferie: 10,500 sqm**
Social and mid-range housing: 8,800 sqm
Businesses and shops: 1,250 sqm in basement courtyards and on the ground floor
Offices of the Department of Sanitation and Water and Department of Environment and Green Spaces: 450 sqm

- D Lingerie: 500 sqm**
Businesses and shops: 500 sqm
- E Façade Denfert: 14,000 sqm**
CINASPIC*: 4,000 sqm
Unrestricted and mid-range housing: 7,100 sqm
Businesses and shops: 1,400 sqm
Transport hub: 1,500 sqm
- F Petit: 13,150 sqm**
Social and mid-range housing: 11,650 sqm
Activities: 1,500 sqm in basement courtyards and on the ground floor

- G Pinard: 6,140 sqm**
School: 2,540 sqm
Day-care centre: 700 sqm
Gym: 1,700 sqm
Activities: 1,200 sqm in basement courtyards and on the ground floor
- H Maison des Médecins: 250 sqm**
Businesses and shops

* Buildings and facilities required for public services and those in the collective interest. This is a private public-interest arts and creative hub.



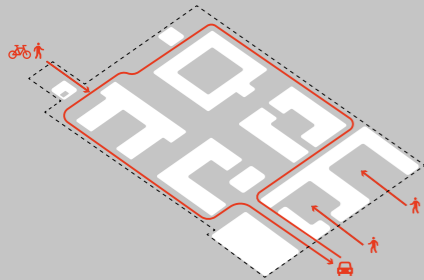
— Current
— Planned

Six urban design projects by the Anyoji Beltrando agency

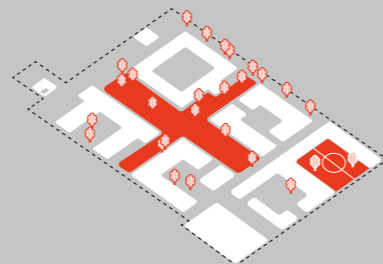
The urban design agency Anyoji Beltrando has created a dialogue on the historic site between its built heritage (60% of which has been preserved, including the characteristic basement courtyards) and four contemporary blocks.

All sit within a landscaped frame set around a central intersection and a green space, connected to a single surrounding traffic loop designed as a "meeting place".

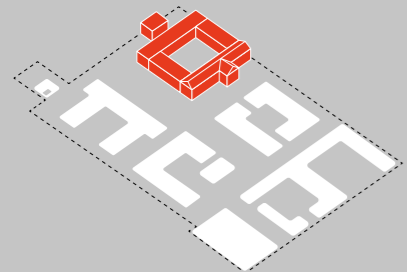
Four entrances and a single shared traffic loop



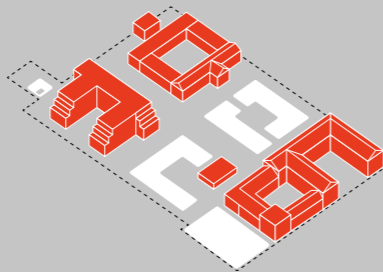
Landscaped central intersection



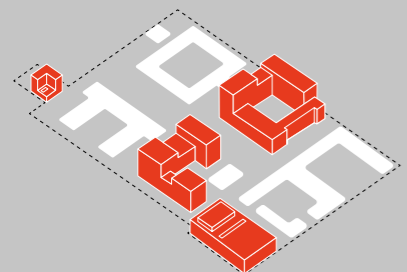
A shared public, rehabilitated facility (day-care centre, school and gym), the Pinard block



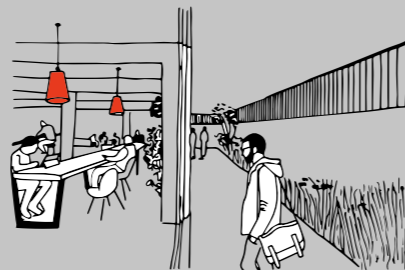
60% of existing buildings preserved and renovated



Four contemporary blocks

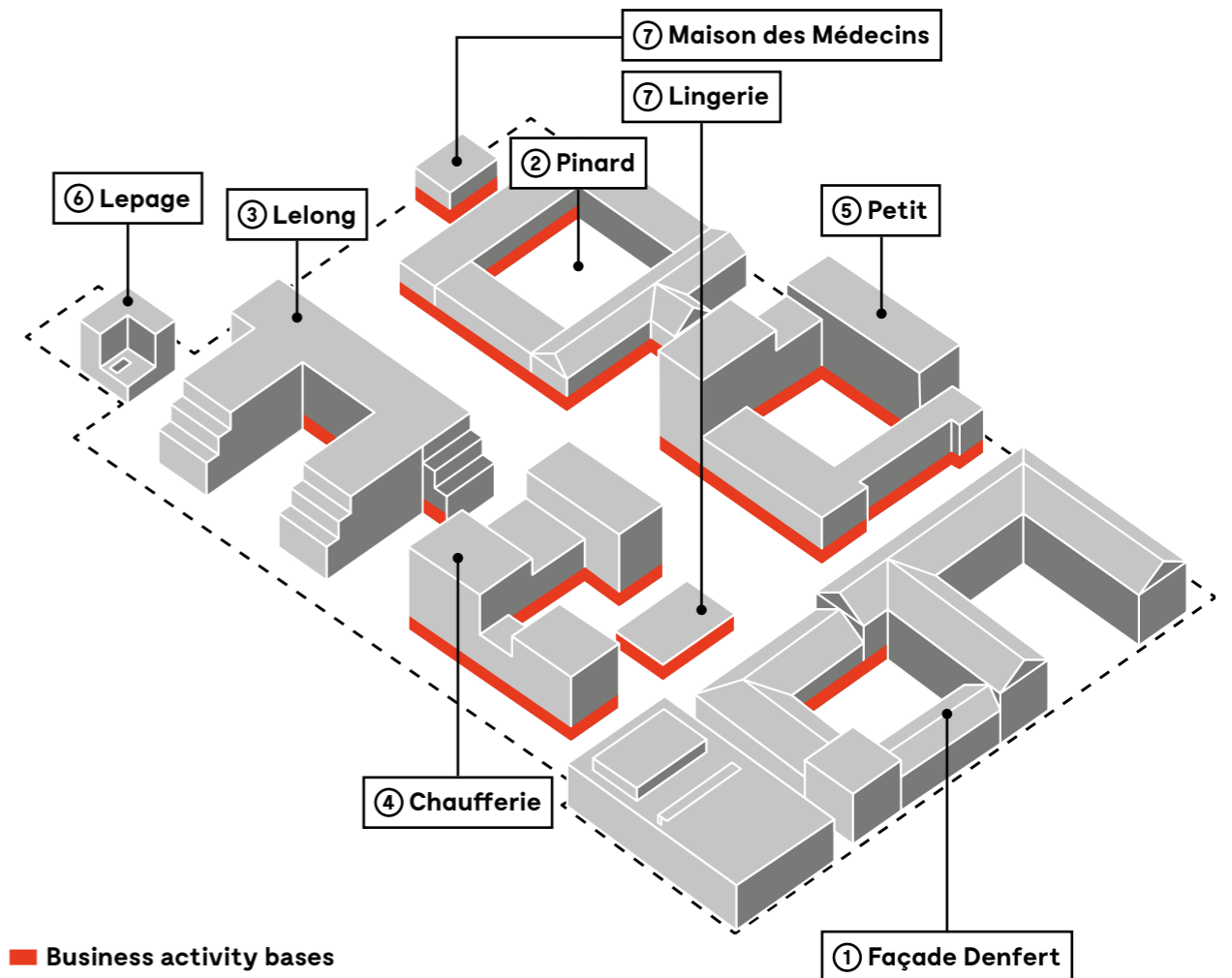


Basement courtyards maintained and created in the new blocks for businesses



Seven consultations to build a neighbourhood

Between 2019 and 2022, seven consultations between designers, for social programmes, and designers-operators, for private programmes, were conducted by the City of Paris, Paris & Métropole Aménagement and housing operators (Paris Habitat and RIVP). The decision-making processes included the views of citizens heard at forums specific to each lot. The specifications given to tenderers included the ambitious environmental, architectural and social requirements of the Saint-Vincent-de-Paul project. The winning projects stood out for their outstanding interpretation of those requirements, as well as their architectural quality and integration into the urban environment.





① Façade Denfert

La Collective, the winning team for the Denfert tender, with the housing operators Altarea Cogedim, Histoire & Patrimoine and CDC Habitat, is planning to create an inclusive cultural centre built around contemporary art. It covers over 4,000 sqm along the entire Façade Denfert, from the Pouponnière building of the old hospital to the new building that will mark the entrance to the neighbourhood. The project is aiming for artistic excellence and access to culture for all. Supported by Thanks For Nothing, the programme combines free access to artistic exhibitions and events, an artist's residence —the Villa Denfert, in conjunction with the Institut Français— production and training workshops for arts and crafts, an incubator for start-ups in the social and inclusive economy run by Makesense, an inclusive restaurant run by the Refugee Food Festival, and an emergency shelter operated by Emmaüs Solidarité.

Façade Denfert will also accommodate a hundred mid-range housing units and housing for purchase, as well as shops and businesses around the Robin courtyard.

Programme: 14,000 sqm
 – Unrestricted and mid-range housing: 7,100 sqm
 – Businesses and shops: 1,400 sqm
 – Transport hub: 1,500 sqm
 – CINASPIC (private cultural facilities): 4,000 sqm

Investor in mid-range rented housing
 Altarea Cogedim • Histoire & Patrimoine
 • CDC Habitat

Investisseur des logements locatifs intermédiaires
 CDC Habitat

CINASPIC operators
 Thanks for Nothing • Emmaüs Solidarité
 • Makesense • Refugee Food Festival

- ← Historic buildings preserved in the Façade Denfert project: Robin building in the foreground and Oratory building in the background.
- ↓ Reconstructed Robin facade.



The architecture of the Denfert block, which is both low-carbon and innovative, marks the entrance to the site. The building has a stone base, which echoes and extends the former outer wall of the hospital, topped with a stepped building clad in burnt timber—a traditional Japanese technique—. The rehabilitation of the Robin and Oratoire buildings has been carefully thought through to highlight the original characteristics of the buildings and structures. Both comply with the high environmental standards set by Paris & Métropole Aménagement, with efficient, bioclimatic envelopes, the use of timber and biosourced materials for the structure, and dense greening in the courtyards and on the roofs. The transport hub, managed by Sogaris, will offer 60 parking spaces for cars and 30 for motorbikes and scooters, as well as alternative mobility to avoid private car use (such as shared bikes and car-sharing) and a local urban logistics platform.

CINASPIC real estate
 Galia • Banque des Territoires • Lita • La Nef (investors) • Etic (real estate organisation)

Arts partners
 L'Institut Français • Le Consulat • La Fondation Culture et Diversité • Céline Danion • La Réserve des Arts • Le Parti Poétique • CNC • Universcience

Transport hub investor and operator
 Sogaris

Project management
 51N4E • Tham & Videgard • CALQ • Atelier Monchecourt (architects) • GRUE (landscape design)

Design offices • Project management assistance
 Zefco (environmental design)/EVP (structural design) • Teckicéa (wood structural design) • ALTIA (acoustic design) • BUILDERS (BIM project management assistance) • Algoé (mobility project management assistance) • Valérie Lebois (co-building project management assistance)



- ↑ Facade on Avenue Denfert-Rochereau.
- ← Courtyard of the Poupponière building, the "Hidden Courtyard", for artistic events and exhibitions.

② Pinard

The former Pinard maternity unit is being converted into a public amenity with a day-care centre, school and gym, shared spaces and business premises. The project draws on the characteristics of the 1930's building to create spacious areas that span the building and provide wide flexibility of use. The Chartier-Dalix project was chosen after a competitive tendering process that confirmed the innovative direction of the programme, thanks to the high-quality work of all three teams involved (Ateliers O-S, Encore Heureux and Chartier-Dalix).

The architectural plan is designed to open the block up towards the Maison des Médecins and the public area by dismantling an extension built in the 1970's. The rehabilitation work is inside the historic building, except for two mainly glass extensions that offer outstanding views over the neighbourhood.

The courtyard has been designed as a public space: during school hours, it offers a peaceful, airy space for pupils. Outside school hours, it lends itself to multiple uses, becoming a new community space for the neighbourhood. A biodiversity garden of more than 400 sqm facing the road creates a refreshing atmosphere in the courtyard and can be used for activities for the children.

Programme: 6,140 sqm

- Multi-purpose school with 8 classrooms: 2,540 sqm
- Day-care centre: 700 sqm
- Gym: 1,700 sqm
- Activities 1,200 sqm in basement courtyards

Team

- Chartier Dalix Architecte (lead architect)
- EVP (structural design) • B52 (fluids)
 - BMF (construction economics) • Zefco (environment) • Atelier Roberta (landscape) • LASA Paris (acoustics) • Atelier d'Écologie Urbaine (ecosystems)
 - R-USE (reuse)



- ↑ View of the Pinard courtyard, open to the neighbourhood outside school hours.
- ↓ View over the courtyard.

The timber-framed gym below the courtyard is naturally lit on all four sides, with each façade overlooking the generously green basement courtyards.

The team has proposed a bold layout for the school in the historic building, with classrooms spanning its width and separated from each other by flexible activity areas designed for teaching and learning. The day-care centre occupies the wing that overlooks the Convent of the Visitation, creating a calm environment, while the lower-ground floor provides business premises with large, flexible floor layouts, lit by the basement courtyards on all sides.

Outside school hours, the entire ground floor and the southern building, along the neighbourhood's central public garden, can accommodate a range of new activities.

- ↓ North façade of Pinard building.



③ Lelong

The Lelong building, which was built in 1954, is being converted to a residential building and raised in height by three or four floors. The largely glass extension has a series of bioclimatic winter gardens, with the contrast highlighting the pale bricks of the old façade. The stepped profile and series of balconies and winter gardens lighten the outline of the building, while making almost all the housing units more enjoyable to use. The extensively planted heart of the block and basement courtyards, centred around a preserved cedar tree, provides continuity with the Fondation Cartier garden in both landscape and ecological terms. For the programme, alongside traditional purchasing, the team decided to offer 25 long-term, low-income housing units and social housing managed by the community land trust Habitat et Humanisme to increase residential diversity. Shops, business incubators and a greenhouse extend the garden in the centre of the block and occupy the ground floor and first lower level, which are generously lit and ventilated by the basement courtyards. The developer Quartus is betting on a fine social mix or will cohabit owners of unrestricted housing units or long-term, low-income housing units and tenants of social housing, half receiving inclusive housing financing (PLAI). This social mix will be driven by a hospitality manager, facilitator of living together.

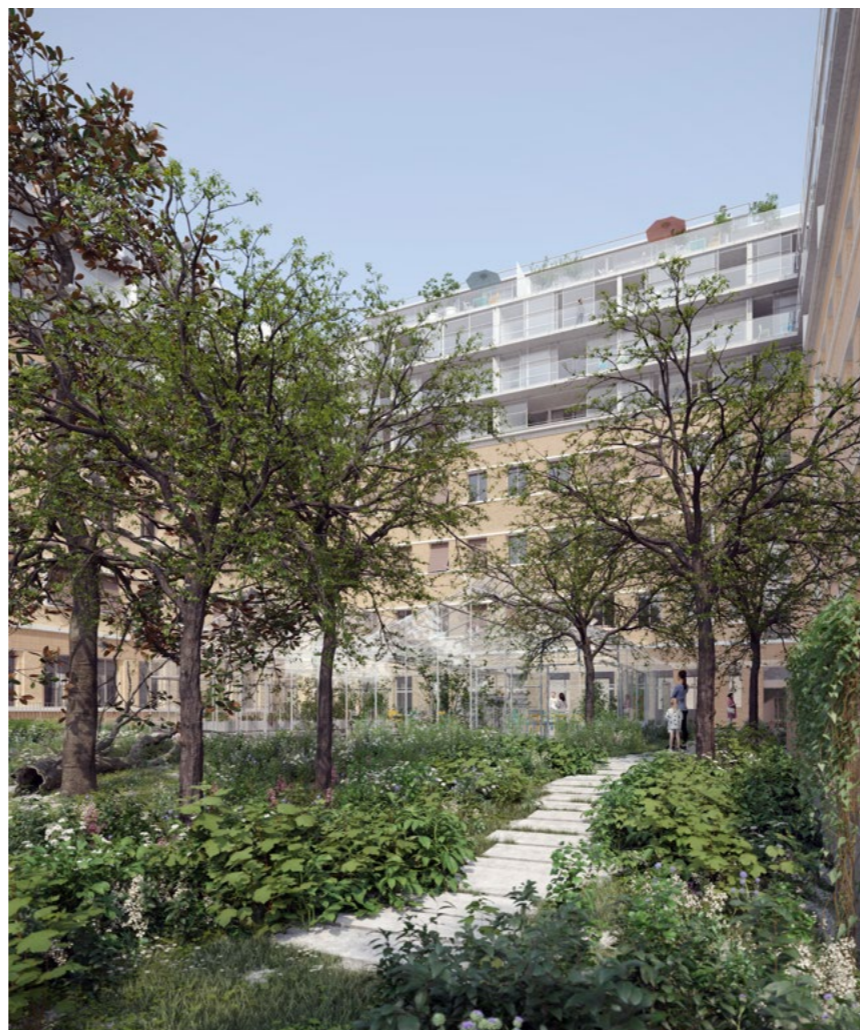
Programme: 12,700 sqm
– Unrestricted and social housing: 10,300 sqm
– Activities: 2,400 sqm in basement courtyards

Project managers
Lacaton Vassal et Gaëtan
Redelsperger (architects) •
Cyril Marin (landscape designer)

Main contractor
Quartus (developer) •
Habitat & Humanisme (investor in social housing and long-term, low-income housing real estate)

Design offices
Atmos Lab (sustainable development) •
Bollinger+Grohmann (structural design)
• BIM BAM BOOM (BIM project management assistance) BOOM (AMO BIM)

- Project to add storeys to the Lelong building.
- ↙ Current Lelong building.



- ↑ A living room and winter balcony in the project to add storeys to the Lelong building.
- ← Project in the centre of the Lelong building block.

④ Chaufferie

The block consists of two social housing buildings and one that houses an emergency shelter and family hotel. It stands in line with the main entrance to the neighbourhood, extending La Lingerie, a building that has been preserved and redeveloped to house neighbourhood activities open to all.

The project makes the most of this location at the entrance to the site by providing visual permeability and pedestrian access from multiple directions, particularly towards the heart of the neighbourhood from Avenue Denfert Rochereau. Two covered alleys link the buildings and provide access to the central garden, which is open to the public. Dual aspect, flexible business premises on the first lower level are lit via the basement courtyards on one side and the sunken garden in the centre of the block on the other. The timber frame, built on low-carbon concrete foundations, is clad with self-supporting bricks.

Programme: 10,500 sqm

- Social and mid-range housing: 8,800 sqm
- Businesses and shops: 1,250 sqm in basement courtyards and on the ground floor
- Offices of the Department of Sanitation and Water and Department of Environment and Green Spaces: 450 sqm

Project managers

Bourbouze & Graindorge, Sergison Bates, architects • Bassinet Turquin Paysage, landscape design

Main contractor

Paris Habitat

Design offices

EVP (structural design) • Franck Boutté Consultants (environmental design)



↑ Chaufferie building and La Lingerie.

⑤ Petit

Consisting of a timber-framed structure and solid stone facade, the building sits above ground level to maximise the garden area and open it up to the public space.

The Petit block is an extension of the Oratoire building, parts of which date back to the 17th century. The project merges with the original building through rough-cut stepped stone that varies from six floors (G+5) on the Oratoire side to ten (G+9) in the centre of the site. It consists of five buildings emerging from a shared foundation. Fragmenting the structure in this way lets the sun in and creates views through the four vertical slits that house the open landings, transitional spaces that lend themselves to multiple uses (such as workshops, winter gardens or shared terraces). Other “commons” include a large, shared terrace on the roof and a vast balcony overlooking the garden of the Convent of the Visitation. Most of the homes are multi-aspect and all provide a pleasant living environment.

Programme: 1,150 sqm

- Social and mid-range housing: 11,650 sqm
- Businesses and shops: 1,500 sqm in basement courtyards and on the ground floor

Project managers

Kuehn Malvezzi Projects GMBH • Nicolas Dorval-Bory • Plan Común (architects) • Vogt (landscape design)

Main contractor

RIVP

Design offices

Bollinger+Grohmann (structural design) • Lab-ingénierie (environmental design)



↑ Project in the centre of the Petit building block.

⑥ Lepage

The Lepage building stands out for both its programme and design process.

The City of Paris chose it for its first long-term, low-income housing units under the new government BRS (for Bail Réel Solidaire) scheme for providing access to home ownership at affordable prices (see next page). In addition, there is a co-housing programme. The preselected owners of BRS housing contributed to the selection of the project managers before engaging in a co-design process alongside the architects, Foncière de la Ville de Paris and Paris Habitat, the project manager. Around a number of constants —urban morphology, structural framework, traffic and distribution— they consider the common areas, the organisation of housing units, and finishing materials, as well as community life and building management.

The wooden beam structure adapts to a wide variety of configurations and achieves the low-carbon ambition of the operation. Like all the new buildings on the site, Lepage reinterprets the model of the basement courtyard inherited from the old hospital buildings. The naturally lit lower levels will have premises shared by the residents, and a shop on the ground floor will open to Rue Boissonade.

Programme: 2,500 sqm

- Long-term, low-income (BRS) and social housing
- Shops: 80 sqm

Maîtres d'œuvre

- Drejer Frenzel (architects) • Wild (landscape design)

Maîtres d'ouvrage

- Foncière de la Ville de Paris • Paris Habitat

Bureaux d'études

- EVP (structural design) • B52 (fluids and thermal comfort) • Espace Temps (environmental design) • Point d'Orgue (acoustics) • ECO+Construire (economics)



↑ Facade on Rue Boissonade.
← Co-design workshop.

Foncière de la Ville de Paris (FDVP): BRS agency for Paris

To promote home ownership in a very tight market, the City of Paris created Foncière de la Ville de Paris (FDVP). This non-profit-making, solidarity-based real estate organisation is implementing the government Bail Réel Solidaire (BRS) scheme for long-term, low-income housing, whose access is subject to income ceilings.

Thanks to this mechanism instituted by the Alur law of 2014, the owners only purchase the building and pay a monthly fee (limited to €2.5/sqm/month) to the FDVP, owner of the land.

This decoupling makes it possible to reduce the selling price by half compared with the average in Paris. The beneficiary of the BRS can resell their property at any time with a limited capital gain (indexation) under the control of Foncière de la Ville de Paris. Through the BRS, FDVP thus controls real estate prices over the long term, preventing speculation and promoting the maintenance of social diversity in Paris.



⑦ Maison des Médecins et Lingerie

During the transitional occupancy of Les Grand Voisins cultural centre, La Lingerie was one of the main centres of activity in the area while Maison des Médecins served as a lounge for residents (theatre classes, dance, gatherings, cooking and so on) and school for their children. These two buildings will be renovated and made available to the future neighbourhood manager to develop services and programmes that contribute to the life of the neighbourhood and promote social links: cafe, restaurant, cultural activities and events that enhance the spirit of solidarity. The group of architects Atelier UOA/Atelier+1, selected following a consultation launched by RIVP, has been able to preserve and highlight the structure and facades of the old buildings. Their proposal makes the most of existing buildings and offers the flexibility required to accommodate wide programmatic diversity.

Programme: 750 sqm
 – La Lingerie: 500 sqm
 – Maison des Médecins: 250 sqm

Project managers
 Atelier UOA • Atelier+1

Main contractors
 RIVP

Design offices
 Ginko



↑ La Lingerie (currently).
 → Maison des Médecins building preserved for neighbourhood activities.



Public spaces: uses, landscapes and water management

The public spaces use the frame of the former hospital whose asphalt floors dedicated to hospital traffic have been restored. They are organised around a central landscaped intersection, a garden for relaxation and strolling, and a shared one-way service road in area 20 along the historic enclosure. The open and fence-free central intersection allows access to buildings whose entrances are distributed on all facades.

Two small squares offer welcoming leisure areas, one in the heritage courtyard of the Robin building, where there are local shops, and the other in the extension of La Lingerie at the entrance of the site. The landscaping of the Empreinte firm, composed of local species, seeks ecological continuity with the private gardens of Fondation Cartier and the religious congregations on both sides of the enclosure. Mineral pavement is the only material used for the shared bases and pedestrian walkways. Their limited footprint leaves ample space for plant cover and provides a lawn in the central intersection.

The ambitious objectives for stormwater management established with the Thierry Maytraud firm aim to reduce the stormwater from regular rainfall and rain events over a ten-year period and contribute to shaping the landscape. Detailed topographical work was performed by the Artelia design office to organise the open-air hydraulic operation in order to reconnect bypasses to the water cycle.

Landscape project manager
 Empreinte

Roads and utilities project manager
 Artelia

Hydraulics project management assistance
 Agence Thierry Maytraud

↓ Landscaped central intersection.



Lower floors for activities in the social and inclusive economy

Business activity bases are on the ground floor and in the basement courtyards of the various buildings, as well as the three emblematic locations of the former hospital: La Lingerie, Maison des Médecins and Lelong auditorium. All contribute to the business activities and life of the neighbourhood.

The basement courtyards, present throughout the hospital site, offered an attractive opportunity for hosting activities, confirmed by the transitional occupancy of Les Grands Voisins, which welcomed as many as 250 associations and business organisations. The project showcases them in the preserved buildings and extends the principle to new blocks.

These business activity bases offer a springboard for businesses operating in the social and inclusive economy, as well as artisanal or creative endeavours, with leases based on desired duration and a policy of affordable, staged rents.

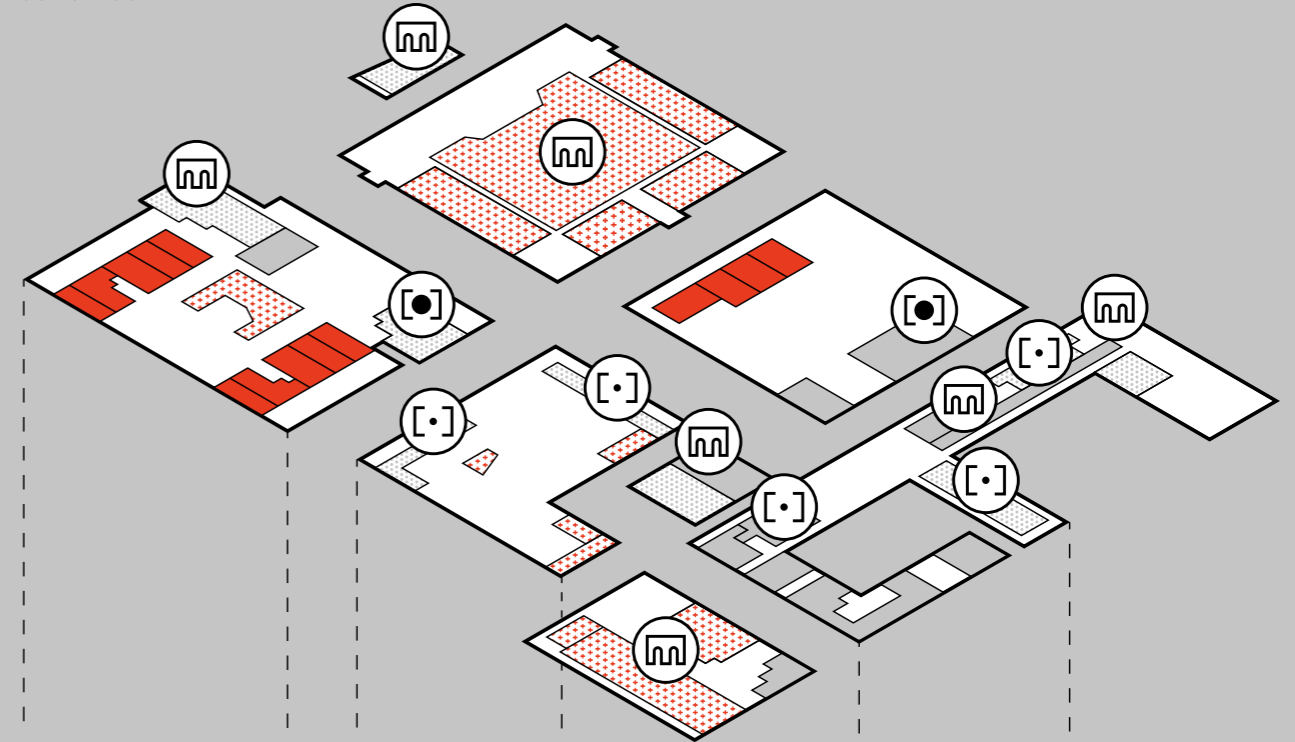
Programme

– 8,600 sqm of shops and sustainable, creative and inclusive economic activities (socially inclusive employment, artisanal activities etc.), including a CINASPIC of 4,000 sqm.

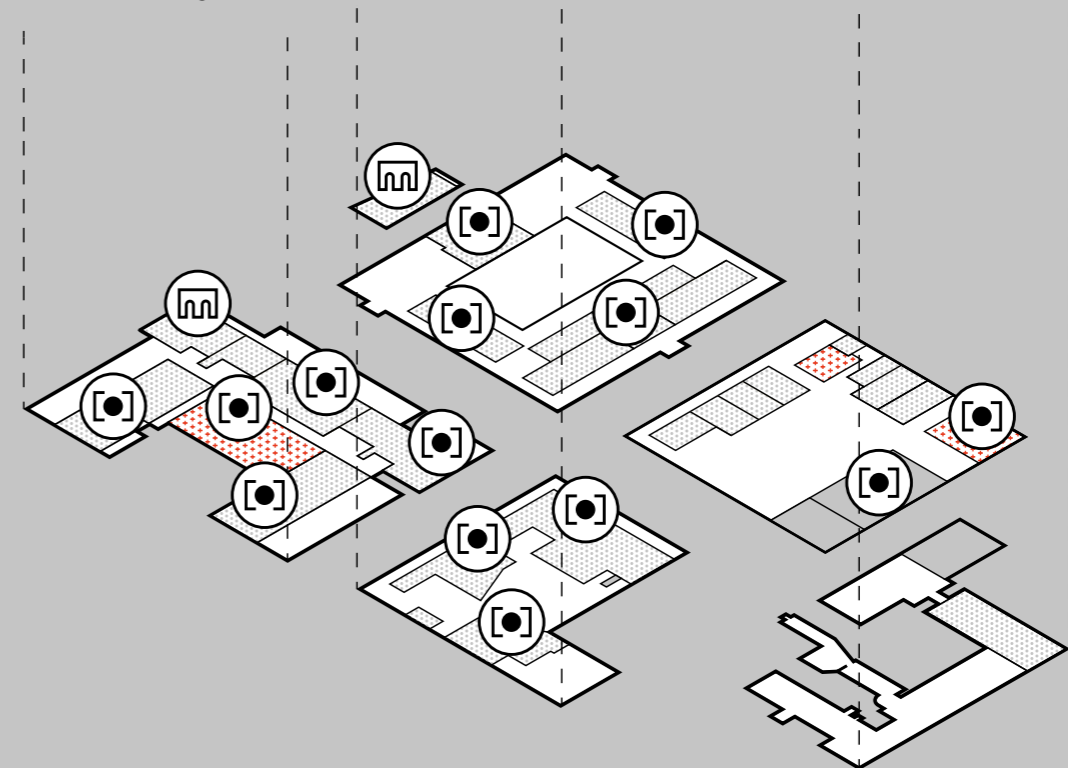
↓ Auditorium of the former school of medicine in the Lelong building, preserved and open to the neighbourhood.



Ground floor



Basement courtyard level



Programme

- Businesses
- Shops
- Housing
- Common areas

Typologies of spaces

- Large base
- Micro-lot
- Atypical premises

Role of the RIVP

To ensure the long-term purposes of the premises, the City of Paris has chosen the social housing organisation RIVP (Régie Immobilière de la Ville de Paris) of which it is a shareholder. It owns and manages more than 180,000 sqm of business premises in the city.

RIVP will acquire almost all the business activity bases, as well as La Lingerie and Maison des Médecins, with a dual goal: maintain the desired programmatic balances and control and adjust the rents to offer a real estate springboard to young companies and stakeholders in the Social and Inclusive Economy.

RIVP will then build, drive and support the community of business base occupants, which benefits the economic ecosystem and the entire neighbourhood. For this purpose, it will enlist the services of a “neighbourhood manager”.

↓ Basement courtyards highlighted in the projec.

Role of the “neighbourhood manager”

Provider to the RIVP as part of a service concession, the neighbourhood manager will play a central role in the economic ecosystem while boosting, more broadly, the life of the neighbourhood by pooling resources.

Specifically, it will identify potential tenants, participate in the marketing of premises and be involved in the promotion and hosting of activities. At the same time, it will focus on fostering relationships between the site’s activities and the Saint-Vincent-de-Paul resident community, facilitating their ownership of the neighbourhood and new uses, such as urine diversion, reuse and stormwater management.

In return, RIVP will provide three locations: La Lingerie, the Lelong building auditorium and Maison des Médecins. The neighbourhood manager will exploit them through a programme of activities open to the public allowing it to generate the revenue necessary for the remuneration of its involvement in the neighbourhood. A committee representing RIVP, the City of Paris and P&Ma will monitor its missions.

↓ La Lingerie: leisure area of Les Grands Voisins preserved for the future neighbourhood.



New practices and ecological transition

The Saint-Vincent-de-Paul project is the laboratory for inclusive, solidarity-based and sustainable urban planning in Paris. Proactive approaches, sometimes experimental, have been taken in areas as diverse as energy supply, reuse, water management, participation of citizens and future residents and the reception of people in precarious situations.

Transitional occupancy of Les Grand Voisins:

- ↙ Campsite managed by Yes We Camp.
- ↓ Crafts workshop.
- ↗ Les Grands Voisins business incubator.
- ↘ Preparation of solidarity meals.



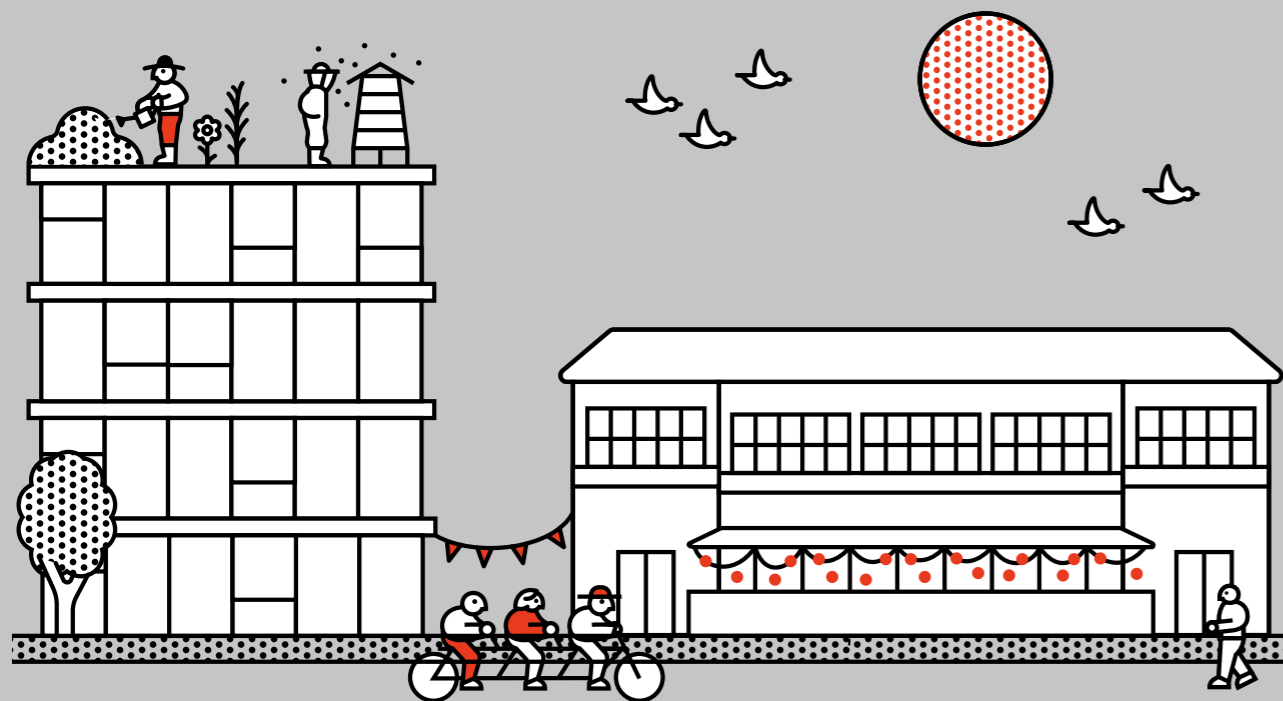
A lively, shared neighbourhood

Sharing was demonstrated by the temporary occupancy during the development of the project. It has been reflected in the dynamics of co-design, the emergence of solidarity-based practices and the sharing of certain spaces. It will have a lasting impact on the life of the neighbourhood.

1 Common areas of Saint-Vincent-de-Paul

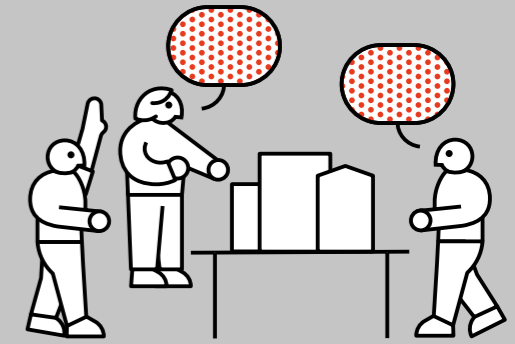
The uniqueness of the neighbourhood is seen in the common areas, shared spaces and services throughout a building, a block or the neighbourhood. In the residential sector, roof terraces, collective premises and shared gardens will be available to residents and designed with them. The neighbourhood facilities are designed in the same spirit. The Pinard public facilities (day-care centre, school and gym)

brings together many spaces that are available for external uses outside its primary operating hours. Similarly, the mobility centre, which offers residents shared services, the auditorium of the former medical school, preserved in the Lelong building, Maison des Médecins and La Lingerie will be operated by the manager for the benefit of community life in the neighbourhood.



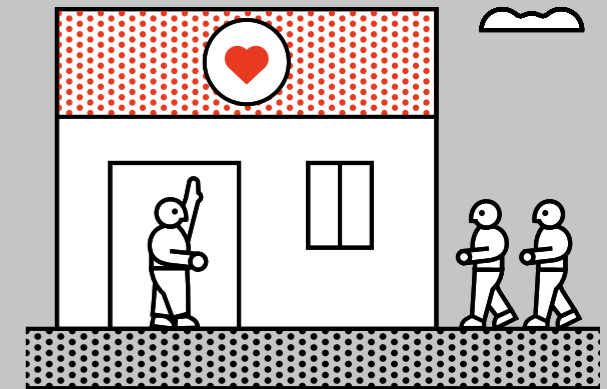
2 Participatory production of projects

In addition to prior consultation on the planning of the neighbourhood, several successive citizen dialogue and human-centred design steps took place: choice of architectural projects, co-design of social and BRS housing units (see page 19) and contribution to the specifications of the Pinard facilities, among others. They mobilised resident panels selected upstream in the development and subsequent management of the programmes.



3 Solidarity action

With two emergency shelters and a “boarding house” set up in the neighbourhood, the project provides a direct response to the current need for housing vulnerable populations. It also plans for 50% social housing, half of which is under the government inclusive housing financing (PLAI) programme. The solidarity-based purpose of the site, established with the temporary occupancy, is confirmed: more than 600 people found refuge in the former hospital thanks to the Aurore Association. The Aurore Association will continue its work in the future neighbourhood, joined by Emmaus Solidarité, another major player in the reception of the most disadvantaged. This same commitment prevails in the socially inclusive employment programmes of the business activity bases.



4 Temporary occupancy before the urban project

Since 2011, the Paris public hospital system (APHP) entrusted the first vacant buildings to the Aurore Association to develop the emergency shelter. It was joined in 2015 by Yes We Camp and Plateau Urbain, brought together within Les Grands Voisins. They made the site a “factory of community goods” exploring a more solidarity-based, responsible and friendly way of city living. With them, the enclosure has become, until 2020, both a destination and a place to welcome people living in precarious situations. The success of the experience revealed the benefit of combining programmes—emergency shelter, crafts, creation, food, culture, discussion—combined in an adapted economic model, at moderate rents and inspiring for the future neighbourhood

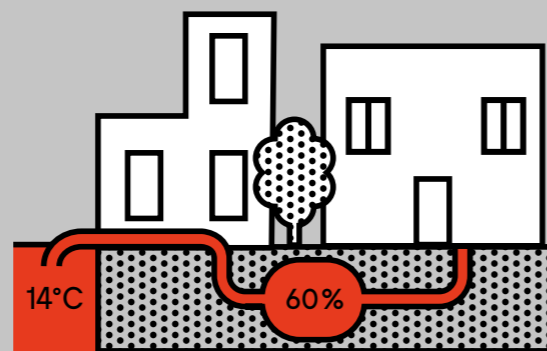


A low-carbon, resilient neighbourhood

The project aims to drastically reduce the environmental footprint of the neighbourhood, which means low-carbon urban planning that combines reinvesting in existing buildings, reusing materials and conserving resources.

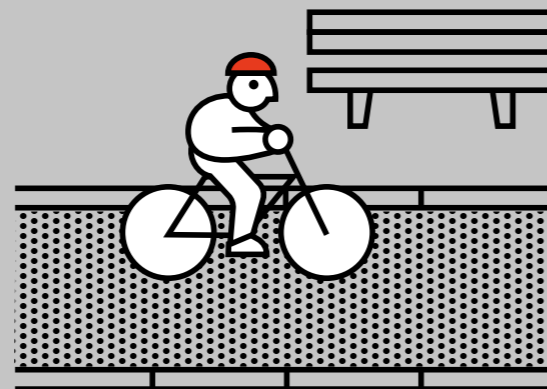
1 Energy production and consumption

Sixty percent of the heating and hot water comes from the City of Paris's non-drinking water network, at an average temperature of 14°C. The remaining 40% comes from the Compagnie Parisienne de Chauffage Urbain (CPCU), whose energy mix will be 100% renewable by 2050.



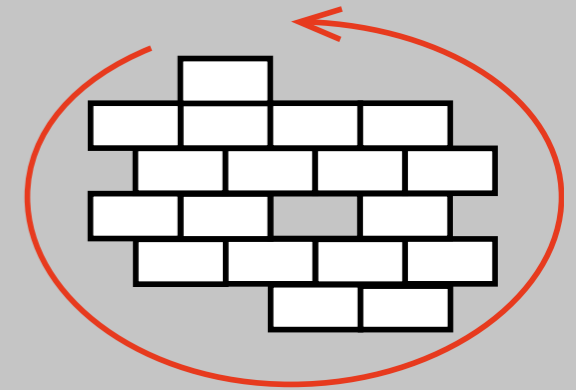
2 Sustainable mobility

The pedestrian area is served by a peripheral traffic loop, which is a meeting space shared by pedestrians, cyclists and vehicles where traffic is limited to 20 km per hour. Car parking is shared (no private parking except for persons with reduced mobility) within a mobility centre that will also offer alternatives to the private car. Each housing unit also has two bicycle parking spaces at the foot of the building.



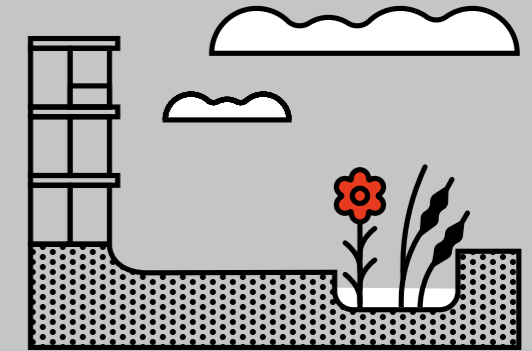
3 Low-carbon development and reuse

The project prioritises preserving and reinvesting in existing buildings (60% preserved) to reduce carbon emissions from construction. At the same time, Paris & Métropole Aménagement is deploying a strategy to reuse all elements and materials from the demolition process, both on- and off-site.



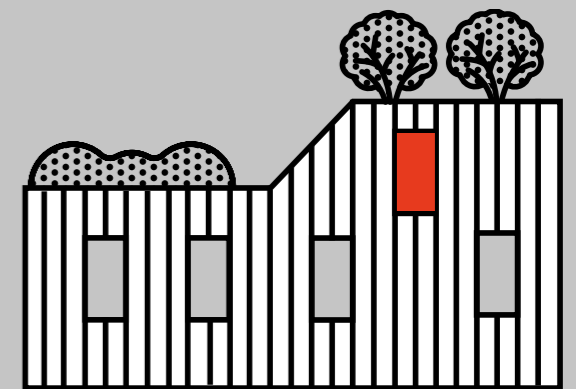
4 Sustainable management of water and biodiversity

Stormwater management within the development area goes beyond the requirements of the City of Paris's stormwater plan through an environmental strategy that encourages evaporation/transpiration through plants in the public space, terraces and roofs, as well as multiple permeable surfaces. Reintroducing plant and invertebrate species to improve biodiversity contributes indirectly to regenerating the soil and increases its capacity to absorb water.



5 Biosourced, adaptable construction

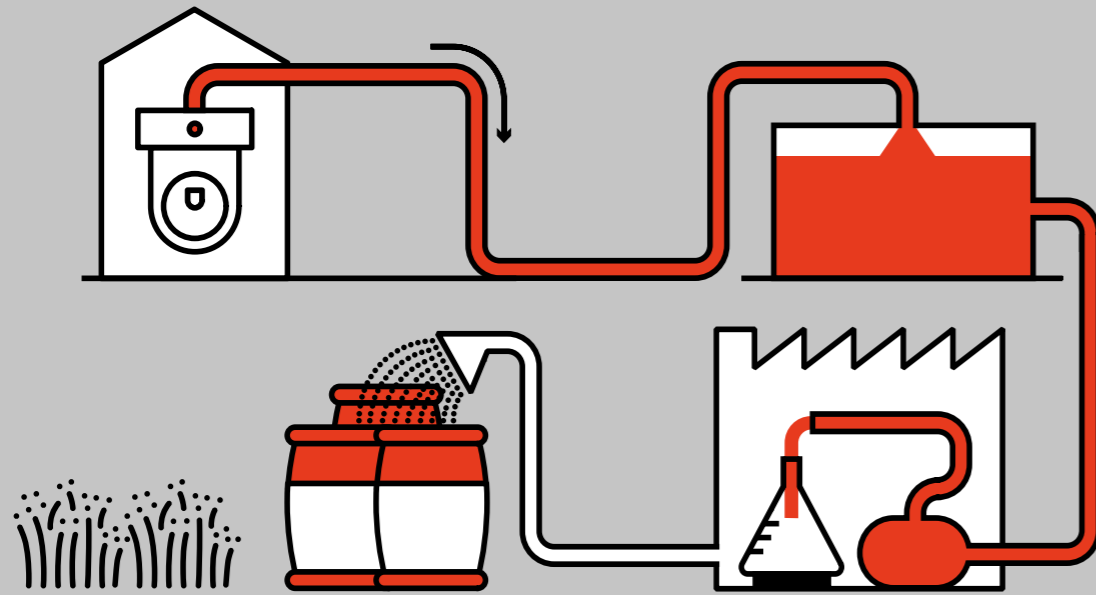
The project buildings incorporate a high proportion of biosourced or geosourced materials. The structures are designed to help the buildings adapt to subsequent programme and spatial developments.



6 Collection and recycling of urine

The processing of the nitrogen and phosphorus in urine that pollutes water is a major challenge for wastewater treatment plants. Hence, it was decided to develop for the first time on a neighbourhood scale the recovery of urine and

its transformation into 100% natural fertiliser in a treatment facility located in the basement of the Chaufferie building. The fertiliser produced will be used by the parks and gardens services of the City of Paris.



7 Recognition of ecological commitments

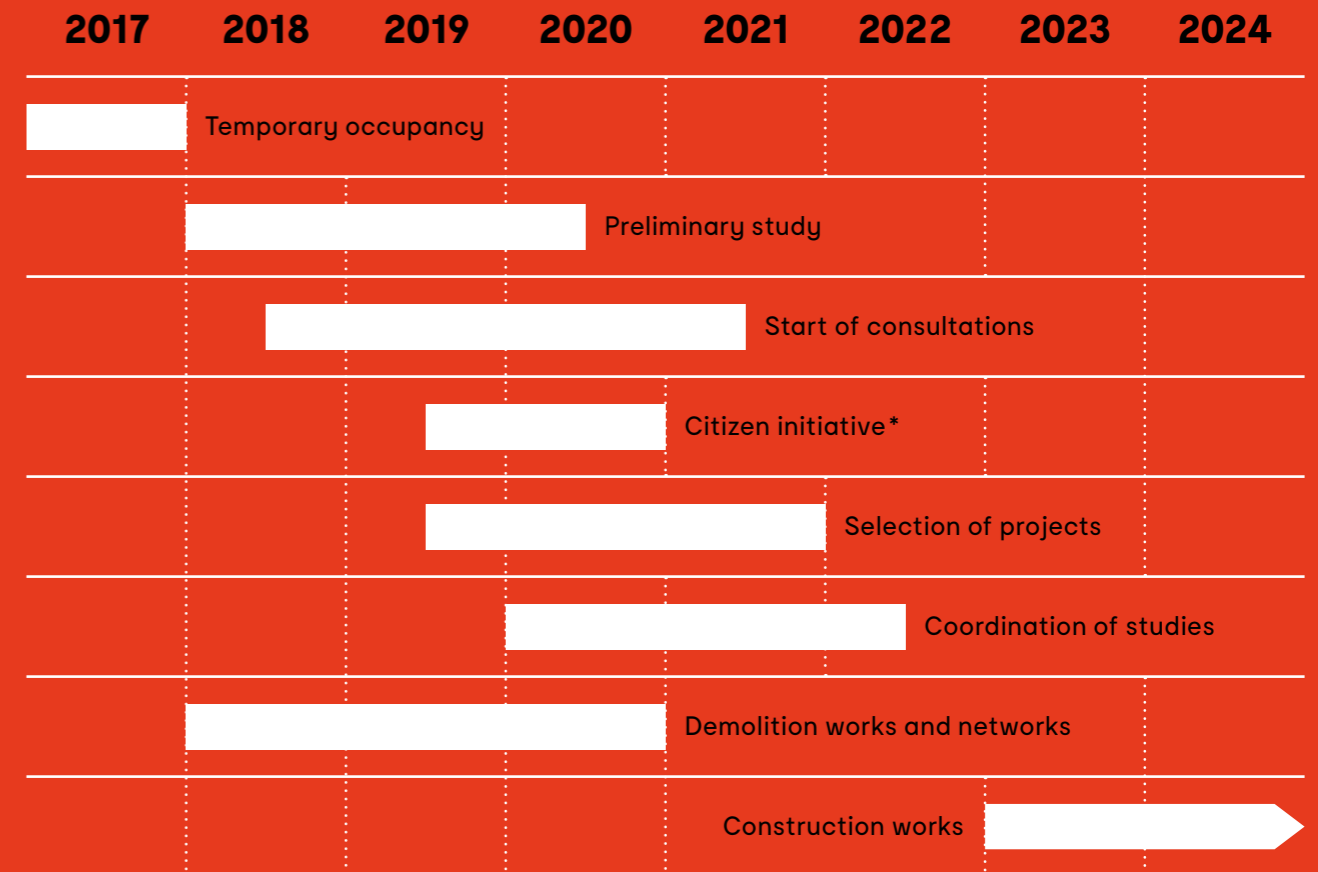
“ÉcoQuartier Stage 2” labelling

Launched in December 2012, the ÉcoQuartier label meets the objectives of the French “Grenelle 1” law, which encourages “the implementation, by local authorities, of exemplary sustainable development operations”. The label supports the development of eco-districts, up to three years after their delivery, through four successive levels of labelling (planning, construction site, delivery, life) ensuring the fulfilment of ecological commitments. In December 2022, the Saint-Vincent-de-Paul project received the “ÉcoQuartier en chantier”, meaning “eco-district under construction”, label with its exhaustive response to the requirements of the reference system.

BBCA active low-carbon territories

P&Ma is the winner of the “BBCA 2021 Active Low-Carbon Territories” award, awarded by the Association for the Development of the Low-Carbon Building (BBCA). At its annual meeting, companies, local authorities and developers contributing to reducing the carbon footprint of the building sector are rewarded. The distinction commends the ambitions of the Saint-Vincent-de-Paul project in terms of ecological transition and, more particularly, the development of low-carbon buildings: timber-framed structures and energy solutions for hot water production.

Timeline



* In architectural projects

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New practices and ecological transition

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Project stakeholders

Urban planning

Ville de Paris

Developer: Paris & Métropole Aménagement

The local public corporation Paris & Métropole Aménagement (P&Ma), whose capital is held by the City of Paris and the Métropole du Grand Paris, is the developer for the ZAC Saint-Vincent-de-Paul on behalf of the City of Paris. P&Ma is currently involved in six projects in Paris: Clichy–Batignolles, Saint-Vincent-de-Paul, Paul Meurice, Porte Pouchet, Chapelle Charbon and Gare des Mines-Fillettes. It is helping to update urban development models and practices, in particular with a view to reducing the city's carbon footprint and supporting changing lifestyles.

Urban project management team

- Agence Anyoji Beltrando (urban architects, appointee)
- Alphaville (program manager)
- EVP (structural design)

Public space project management team

- Empreinte (landscape design, principal)
- Artelia (roads and utilities)
- 8'18" (lighting design)

Project management assistance

- Collaborative urban project and human-centred design: Le Sens de la Ville
- Environmental design project management assistance: Alto Step (principal), ATM, Climat Mundi, Medieco
- Mobility: CODRA, CHRONOS
- Reuse project management assistance: Mobius (mandataire), Lab Ingénierie, Neo Eco, BTP Consultant, Atelier Na
- Commercial feasibility study: Bérénice
- Communication: À vrai dire la ville
- Participatory workshops: Palabréo

Partner

- CSTB (BIM research agreement)

Temporary occupancy and planning

- Yes We Camp (creation of innovative, inclusive temporary spaces and amenities)
- Aurore (support for people in vulnerable situations)
- Plateau Urbain (revitalization of vacant buildings for community, cultural or social inclusion projects)

Contact

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