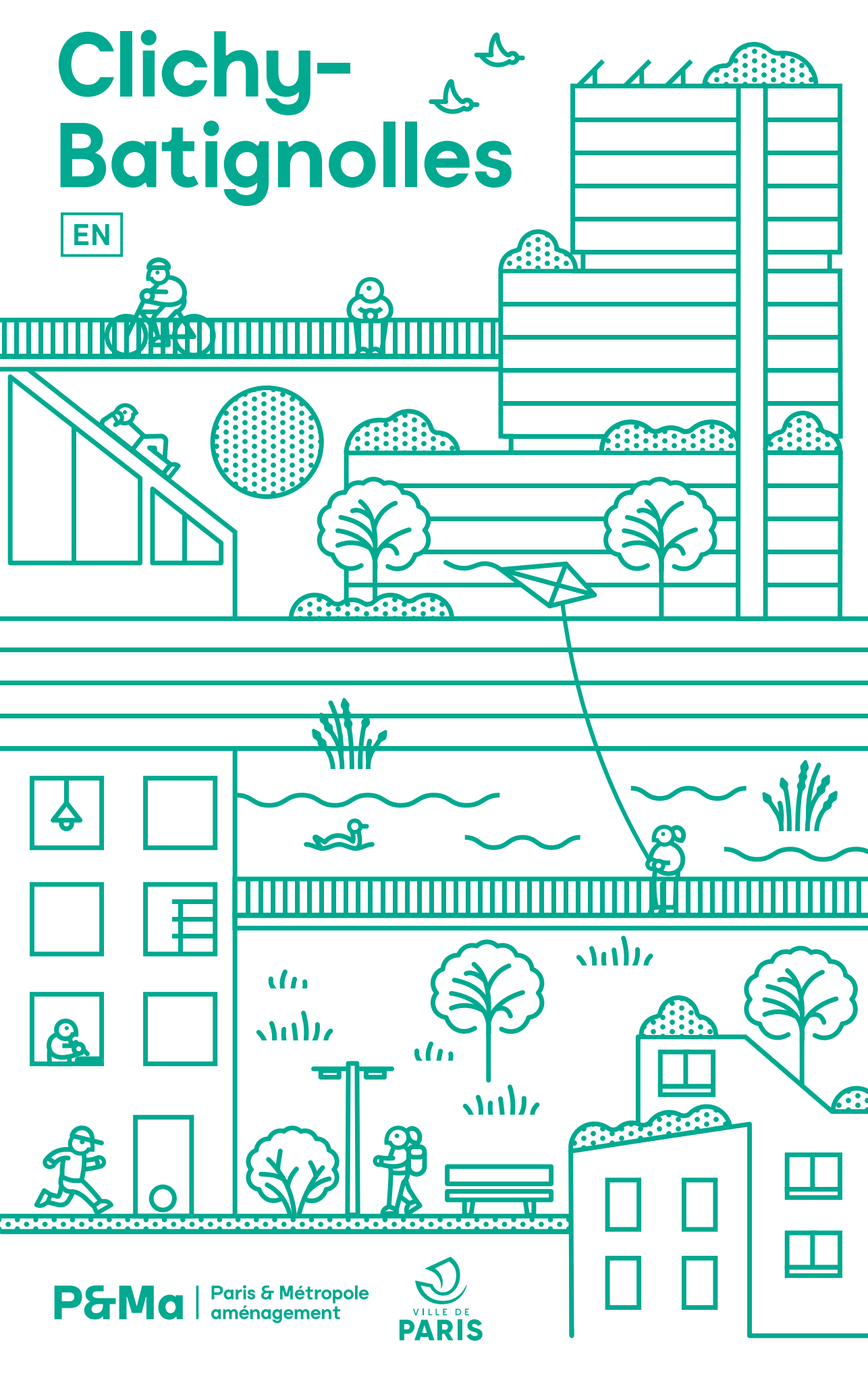


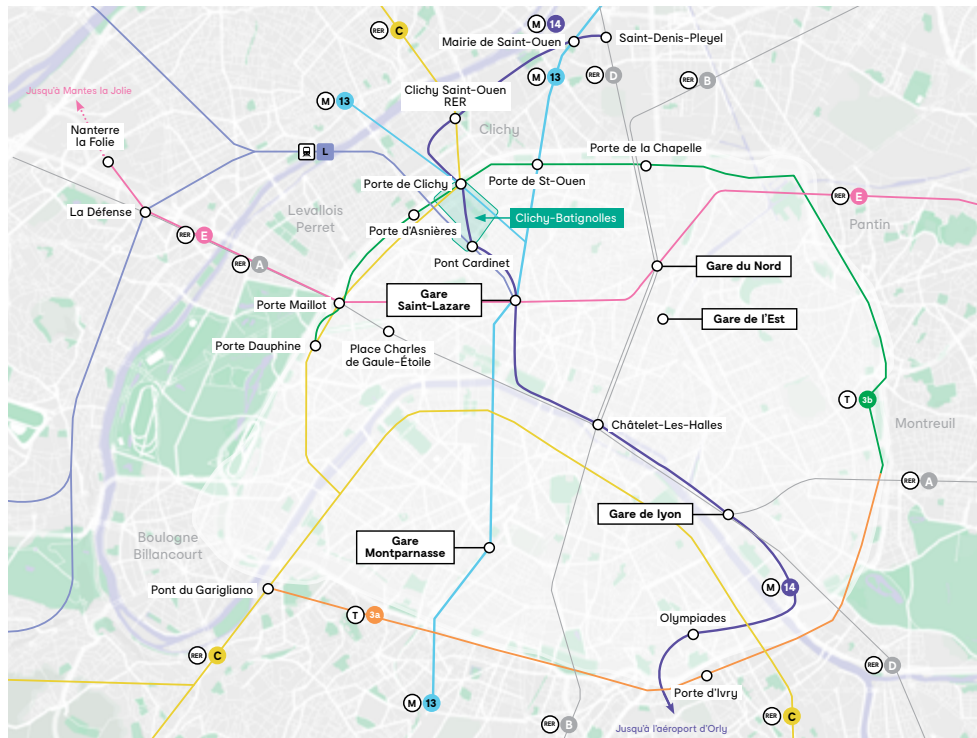
Clichy- Batignolles

EN



New Parisian eco-neighbourhood

The scale and ambition of the Clichy-Batignolles eco-neighbourhood make it one of the most significant urban projects currently being completed in the Paris area. It's unfolding on 54 hectares at the former SNCF rail yard in the north of the Batignolles neighbourhood (Paris 17th arrondissement). This mixed-use area centres around Martin Luther King Park, one of Paris's largest, and has all the ingredients of a city unto itself. The architecture of the buildings maximises the benefits of the park, the railway landscape and opportunities to build apartment buildings up to 50m high. In the north sector of the site, the obstacle of the ring road is reduced, making way for a new metropolitan hub centred on the emblematic 160 m-high Paris Courthouse designed by the architect Renzo Piano.



The site benefits from excellent transport links, which will be further enhanced by the arrival of tramway line 3 in 2018 and metro line 14 in late 2020/early 2021.



A residential area, active and lively

The neighborhood is now home to some 7,500 residents and 12,700 jobs. Clichy-Batignolles concentrates a strong urban mixing around generous public spaces:

- A 10-ha park: a vast open space in northwest Paris
- 3,400 social, capped-rent and open-market housing units meeting diverse needs (families, students, young workers, dependent elderly), arranged around the park so residents can enjoy the quiet and pleasant views.
- 31,000sqm of shops and services and 38,000sqm of facilities, including a 7-screen multiplex

cinema, a 9,300-sqm shopping centre and extensive public infrastructure to support life.

- Controlled parking, with a 600-space residential car park on Rue Cardinet and 2 private car parks with spaces for 250 vehicles.

- National facilities: Paris Courthouse, Regional Headquarters of the Judicial Police (DRPJ) and the Odéon-Théâtre de l'Europe, which create a metropolitan hub to the north of the site on the redeveloped Porte de Clichy.

A new service sector

Clichy-Batignolles is developing a modern, competitive service sector with 140,000 sqm (excluding the

Courthouse and DRPJ) right next to the Paris Central Business District and eventually linked directly to the La Défense business district and Plaine-Saint-Denis economic hub.

Enhanced public transport

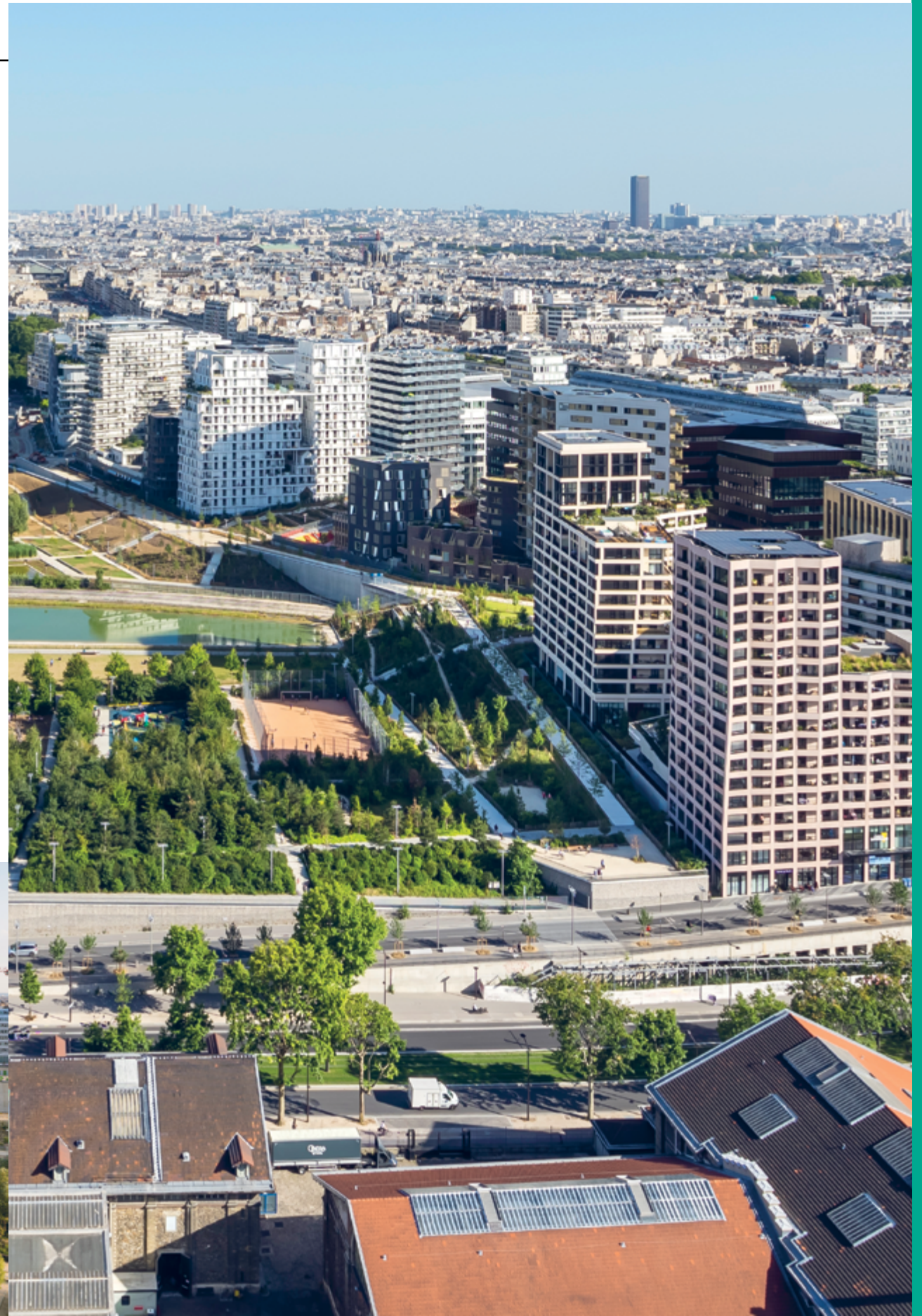
Already served by RER suburban commuter line C, Metro line 13 and Transilien suburban rail line L connecting the Gare Saint-Lazare railway station and La Défense multimodal transport hubs, the eco-district's transport links have been strengthened by the arrival of the tramway T3b (extended to Porte d'Asnières in 2018 and Porte Dauphine in 2024) and the line 14 of the metro with the opening of two new stations: Pont Cardinet (in December 2020) and Porte de Clichy (in January 2021).

A collective design approach

The west sector of the Clichy-Batignolles project (200,000sqm of mixed-use development) sits on a 500m slab built 10m above the ground of the city to accommodate railway operations. It was designed through a collaborative approach, with monthly workshops attended by all stakeholders (City of Paris, the urban developer (us), private developers, designers, consultants, residents and others). The approach used dialogue and collective intelligence to achieve the urban qualities and uses expected by elected officials in regard to the stakes of this particular urban development: sweeping landscape, new urban forms incorporating buildings 50 m high, sophisticated high-density development and demanding environmental standards. The first phase of workshops took place in June 2012, leading to the completion of the sector seven years later with delivery of the last project in 2019.



Overview of projects



East sector: delivery between 2012 and 2016

On the same level as the park, with diversified residential offerings as an extension of the existing city.



Plot e1

Programme

Social housing: 4,388 sqm — 63 units
Crèche: 937 sqm

Developer

Paris Habitat

Architect

Franklin Azzi Architecte



Plot e3

Programme

Social housing: 3,285 sqm — 49 units
Shops: 400 sqm

Developer

SIEMP

Architect

Bigoni Mortemard



Plot e2

Programme

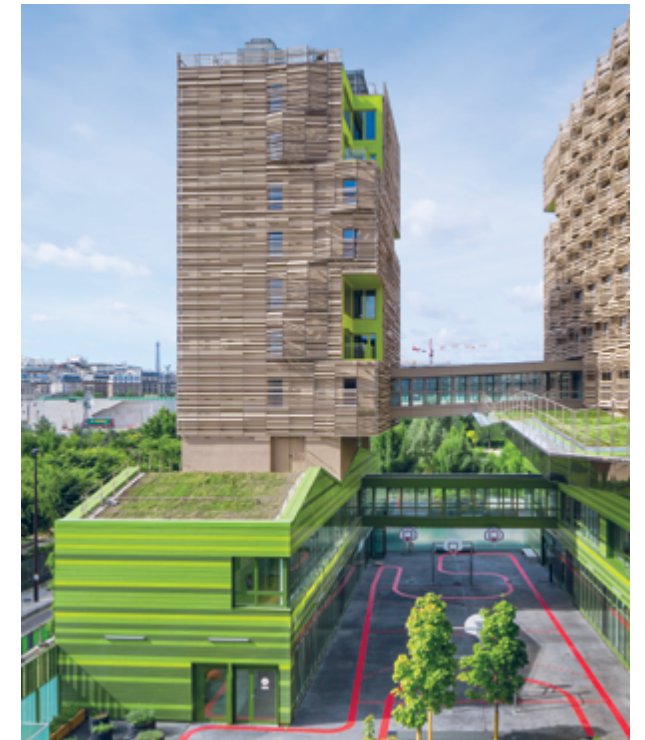
Housing for purchase: 6,129 sqm — 96 units
Social housing: 1,185 sqm — 20 units

Developer

Nexity Seeri

Architect

Périphériques



Plot e4

Programme

Student housing: 3,932 sqm — 150 units
School complex: 4,359 sqm

Developer

RIVP

Architect

Philéas K Architecte



Plot e5

Programme
Housing for purchase: 6,882 sqm — 98 units

Developer
Vinci

Architect
Francis Soler



Plot e7

Programme
Social housing: 3,755 sqm — 50 units

Developer
La Sablière

Architect
Antonini Darmon Architectes



Plot e6

Programme
Housing for purchase: 6,416 sqm — 86 units
Home for dependent seniors: 6,117 sqm — 129 units
Social housing: 3,486 sqm — 46 units
Ozanam Cultural Centre: 1,165 sqm
Shops: 668 sqm

Developers
Vinci + Orpéa

Architects
BP Architecture + Atelier du Pont



Plot e8

Programme
Open rental: 7,151 sqm — 83 units
Rent-controlled housing: 4,793 sqm — 62 units
Residential care home: 3,691 sqm — 40 units
Maternal and child health centre: 284 sqm
Shops / Services: 139 sqm

Developers
Linkcity + Cogedim

Architects
Gausa + Raveau + Avenier Cornejo



Plot e9

Programme
Social housing: 8,593 sqm — 125 units
School complex: 3,319 sqm
Shops / Services: 497 sqm

Developer
RIVP

Architects
Babin + Renaud Architectes



Plot e10b

Programme
Social housing: 11,398 sqm — 146 units
Home for dependent seniors: 6,251 sqm — 100 units
Shops / Services: 332 sqm

Developer
Paris Habitat

Architects
TOA + AASB



Plot e10a

Programme
Rent-controlled housing: 7,533 sqm — 107 units
Shops / Services: 1,182 sqm

Developer
SNI

Architect
MAAST

West sector: delivery between 2017 and 2019

A dense and mixed-use part of town with a view over the park and railway landscape.



Mère Teresa Bridge

Programme
Road bridge over the Saint-Lazare railway complex
Contracting authority
Paris Department of Roads and Transport — <i>Direction de la Voirie et des Déplacements</i>
Architect
Wilkinson Eyre

Passerelle Marcelle Henry

Programme
Crossing over the Saint-Lazare railway complex
Contracting authority
Paris Department of Roads and Transport — <i>Direction de la Voirie et des Déplacements</i>
Architect
Marc Mimram



Plot o2 — Unic

Programme
Social housing: 3,442 sqm — 48 units Housing for purchase: 6,643 sqm — 84 units Crèche: 861 sqm — 66 cots Shops: 306 sqm Secondary access → Metro line 14, Pont Cardinet station
Developer
Emerige
Architects
Biecher + Mad



Plot o1

Programme
Graduate student residence: 3,258 sqm — 100 units Housing for purchase: 3,112 sqm — 44 units Rent-controlled housing: 6,232 sqm — 88 units Shops: 3,903 sqm Main access → Metro line 14, Pont Cardinet station
Developers
BPD Marignan + Groupe Financière Duval
Investor
Primonial
Architects
Gaëtan Le Penhuel & Associés + Saison Menu + Sud Architectes



Plot o3

Programme
Student and young worker housing: 4,624 sqm — 152 units Social housing: 5,949 sqm — 79 units Offices: 4,801 sqm Shops: 5,103 sqm
Developers
BPD Margnan + Groupe Financière Duval
Architects
Gaëtan Le Penhuel & Associés + Saison Menu + Sud Architectes



Plot o4a

Programme
Social housing: 9,942 sqm — 144 units
Shops / Services: 148 sqm
School complex / Gym: 6,835 sqm

Developer
Paris Habitat

Architects
Brisac Gonzalez + Antoine Regnault



Plot o5 — Season

Programme
Offices: 20,113 sqm
Shops / Services: 1,107 sqm

Developer
Sefri-Cime

Investors
AG2R + La Mondiale

User
Siaci Saint Honoré

Architects
Viguiet et Associés + Agence Search



Plot o4b — Emergence

Programme
Rent-controlled housing: 3,607 sqm — 50 units
Housing for purchase: 8,623 sqm — 120 units
Shops / Services: 447 sqm

Developer
Kaufman & Broad

Architects
Aavp + Aires Mateus



Plot o6a

Programme
Social housing: 5,278 sqm — 77 units
Residence for migrant workers: 1,353 sqm — 50 rooms
Nursery school / Crèche: 2,735 sqm
Shops / Services: 188 sqm

Developer
3F

Architects
Querkraft Architekten + Sam Architecture



Plot o6b

Programme
Rent-controlled housing: 3,806 sqm — 56 units
Housing for purchase: 4,282 sqm — 65 units
Shops / Services: 404 sqm

Developers
OGIC + Demathieu Bard Immobilier

Architects
Fresh Architectures + Itar Architectures



Plot o8

Programme
Social housing: 11,165 sqm — 153 units
Rent-controlled housing: 5,238 sqm — 80 units
Housing for purchase: 7,374 sqm — 109 units
Cultural/entertainment/shopping and community centre: 1,122 sqm
Shops: 1,086 sqm
7-screen multiplex: 3,663 sqm

Developers
Cinéma SNES (Société Nouvelle d'Exploitation et de Spectacles)
Linkcity + Nexity

Architects
TVK + Tolila Gilliland



Plot o7 — Java

Programme
Offices: 23,050 sqm
Shops / Services: 1,150 sqm

Developer
Emerige

Investor
BNP Paribas Cardif

Architects
Chartier-Dalix + Brenac & Gonzalez



Plot o9 — Enjoy

Programme
Offices: 16,931 sqm
Shops / Services: 453 sqm

Developer
Bouygues Immobilier

Co-investor
Caisse des Dépôts et Consignations

Architects
Baumschlager Eberle + Scape avec Alessandro Cambi, Francesco Marinelli et Paolo Mezzalama

North sector: delivery between 2017 and 2024

Surrounded by major institutional facilities (Paris Courthouse, DRPJ), Porte de Clichy is transforming into a major square of Greater Paris.



Paris Courthouse

Programme
104,000 sqm
160 m-high
38 floors
10,000 sqm of green roofs

Developer
Groupement Bouygues Bâtiment

Architect
Renzo Piano Building Workshop (RPBW)



Plot n1

Programme
Rent-controlled: 3,060 sqm — 46 units
Social housing: 2,300 sqm — 32 units
Student housing: 3,700 sqm — 150 units
Shelter: 1,080 sqm — 40 units
Shops: 415 sqm
Health centre: 450 sqm
Access → Metro line 14, Pont Cardinet station

Developer
RIVP

Architects
Ignacio Prego + Thibaud Babled



Plot n2 — Stream Building

Programme
Call for innovative urban projects.
Construction of a mixed-use building with a wood/concrete structure including offices, a hotel, coworking spaces, restaurants, a festive terrace, packaging-free shops, an agricultural roof microbrewery where 100% local beer is produced.

Developers
COVIVIO + HINES

Investor
Assurance Crédit Mutuel + COVIVIO

Architect
PCA-STREAM / Philippe Chiambaretta



Plot n3 — Maison de l'Ordre des Avocats (MOdA, head office of the Paris Bar Association)

Programme
Offices: 7,000 sqm
Shops: 191 sqm
Access → Metro line 14, Pont Cardinet station

Developer
Sogelym Dixence

Architect
Renzo Piano Building Workshop (RPBW)



Plot n4

Programme
Offices: 10,655 sqm

Developer
ICADE

Architect
Corinne Vezzoni et associés



Plot n5

Programme
Offices: 10,344 sqm

Sold by
Espaces Ferroviaires

Developer
ICADE

Architect
Odile Decq

A benchmark for sustainable development

The eco-district embraces the ambitious Climate and Biodiversity plans of the City of Paris and its policies for ensuring Housing for All, reducing the use of cars and providing major urban services. The neighbourhood now has the first Parisian smart grid as part of the CoRDEES* project, funded through a call for proposals from the European Union. And, in 2020, it became one of the earliest projects to receive Stage 4 ÉcoQuartier certification.**



Towards carbon neutrality

The Clichy-Batignolles eco-district is aiming for carbon neutrality by combining energy conservation and renewable energy.

Energy-efficient buildings
The insulation and bioclimatic design of the buildings lower heating needs to 15 kWh/sqm/year (equivalent to the German Passivhaus standard for passive houses) and air conditioning in commercial buildings.

35,000 sqm of photovoltaic panels on roofs provide 40% of the eco-district's electricity consumption.

Geothermal energy
The heating network (heating and hot water) gets 85% of its power from renewable geothermal energy.

Biodiversity, water and climate

Martin Luther King Park, private space inside blocks as well as roofs emphasise vegetation to address major environmental issues of urban areas. The area's green spaces are places to relax in the busy city. They also serve as ecological bridges for numerous species and as the means for natural management of rainwater with infiltration systems and for cooling of the air through plant transpiration.

→ 6,500 sqm of green spaces have been created inside housing blocks.

→ 26,000 sqm of green roofs, including 8,000 sqm accessible.

→ Martin Luther King Park with 10 ha of nature serves as an urban air conditioner.

Mobility and air quality

The eco-district limits by design the movement of private cars and trucks and reduces travel distances.

Besides the public transport hub serving the new neighbourhood, soft mobility is everywhere and made easy by the park connecting neighbourhoods and new 30 kph zones.

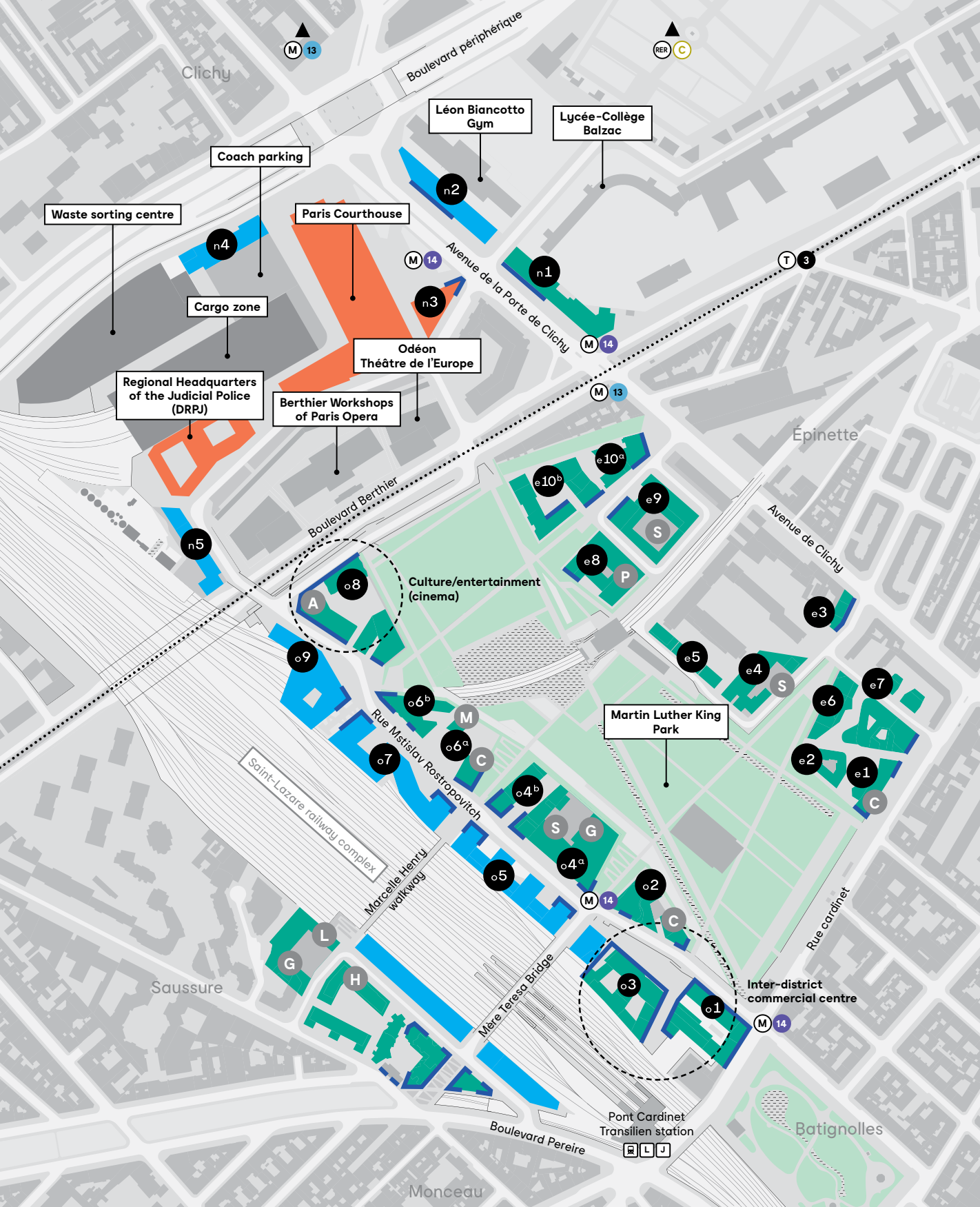
Manufacturing, technical activities and logistics for Paris are located close to the ring road and railroad (waste sorting centre, concrete plant, freight).

* CoRDEES: Co-Responsibility in District Energy Efficiency & Sustainability. Pilot project focusing on the energy performance of the west sector, led by the City of Paris in partnership with Paris & Métropole Aménagement, the companies EMBIX and Une Autre Ville, and the engineering school MINES ParisTech through its research centre for energy efficiency of systems.

** Stage 4 ÉcoQuartier: Label awarded by the Ministry of Territorial Cohesion and Relations with Local Authorities at the end of a four-stage process (design, construction, delivery, confirmation).



10 ha of nature in the city



- Private and social housing
- Judicial Precinct
- Offices
- Shops, services, activities
- Inter-district and "culture-entertainment" centre
- 3 nurseries
- 1 childcare centre
- 3 school complexes
- 1 maternal and child health centre
- 1 middle school
- 2 gyms
- 1 community centre
- 1 nursery school



Martin Luther King Park

The urban designer François Grether and landscape designer Jacqueline Osty made Martin Luther King Park a central feature of the eco-district. Its 14 entrances and multiple walkways make it a crossroads where pedestrian routes from Rue Cardinet, Avenue de Clichy, and the Boulevard Berthier come together. It is a very contemporary vision of urban nature: unforced and open. It sits between and close to the buildings, lending the virtues of its green landscape to the surrounding neighbourhoods. Through the themes of water, the seasons, and the body, the park provides a feast for the eyes as well as a generous offering dedicated to sports.

With 500 plant species and varied habitats (wet ditch, pond, woods and meadow), Martin Luther King Park is a haven of biodiversity and acts as an urban air conditioner. In 2015 and 2017, it received the EcoJardin label, the benchmark for ecological management of green spaces.



- 10 ha
- 14 entrances
- 500 plant species
- 7,000sqm of grass
- 9 play areas

Project stakeholders

City of Paris

The City of Paris launched the project in 2002. It is the contracting authority for Martin Luther King Park and part of the public facilities of the urban development zone (ZAC).

Paris & Métropole Aménagement

Paris & Métropole Aménagement (P&Ma) is a local public company (SPL) owned by the City of Paris and the Greater Paris Metropolitan Area, for which it acts as:

- Concessionaire for development operations
- Delegated project manager for public facilities and spaces
- Project management assistant (preliminary or operational studies).

P&Ma is the developer of the Cardinet-Chalabre and Clichy-Batignolles joint development zones on behalf of the City of Paris and is currently carrying out three other projects in Paris: Saint-Vincent-de-Paul, Chapelle Charbon, and Gare des Mines-Fillettes.

All these projects are based on a forward-looking vision of urban planning and pay close attention to usage. P&Ma has thus developed a strong capacity for innovation in the ecological and technical fields, as well as in the economic, legal, and methodological fields (citizen participation, project workshops, etc.).

With a tight-knit multidisciplinary team, P&Ma manages its projects internally, while bringing in experts and partners from all areas of development and construction. This lets them develop comprehensive engineering to cover every aspect of their projects, from initial studies to delivery.

Espaces Ferroviaires and SNCF Immobilier

Espaces Ferroviaires is the urban development subsidiary of SNCF Immobilier, the real estate entity of SNCF. It is the developer of the Saussure Pont-Cardinet area (2.3 ha), a continuation of Clichy-Batignolles eco-district urban development.

Urban and landscape project management team

The urban and landscape design of the project was provided by the architect and urban designer François Grether, the landscape designer Jacqueline Osty and the engineering firm OGI.

Contact

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