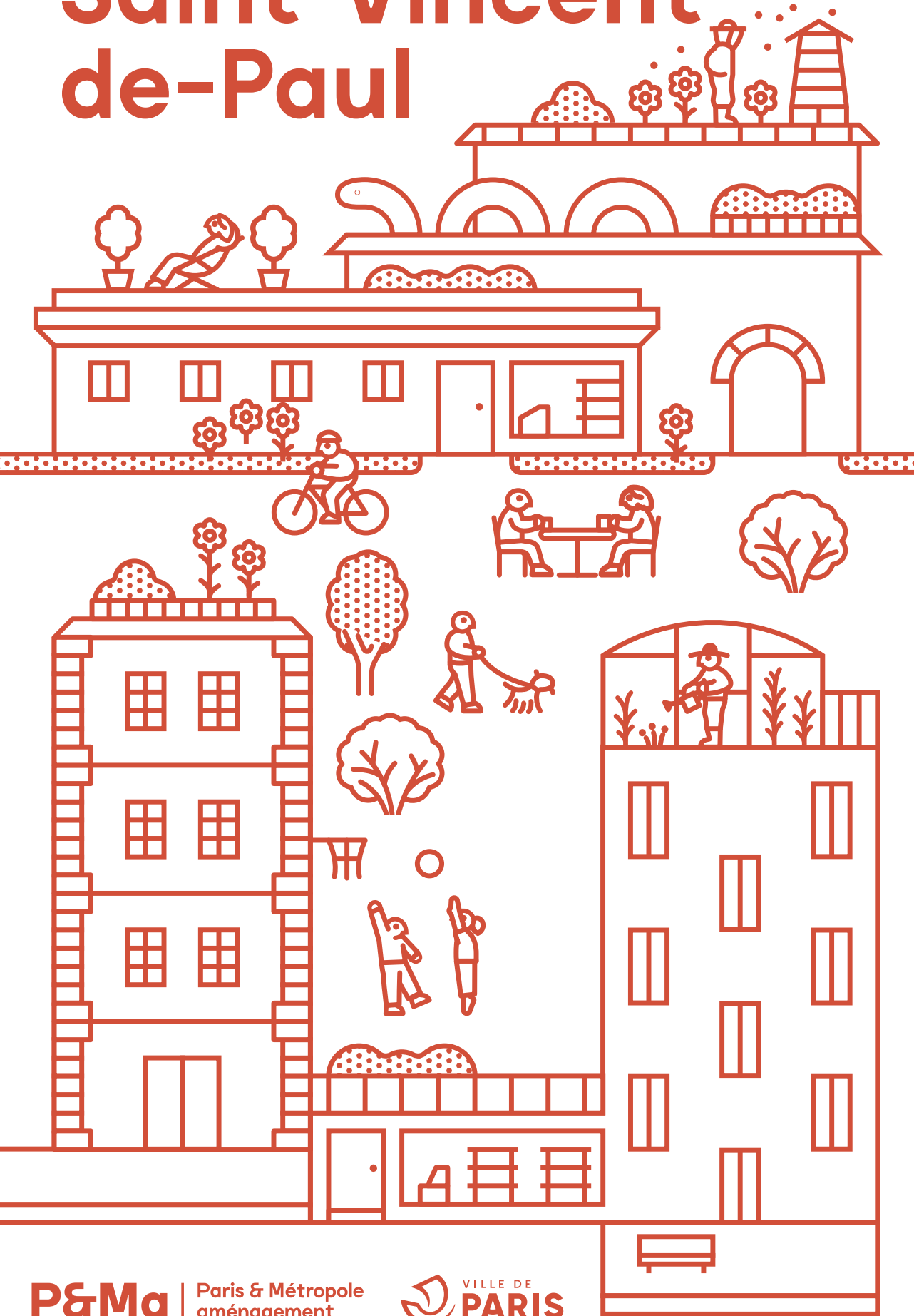


# Saint-Vincent-de-Paul



Paris 14<sup>th</sup>

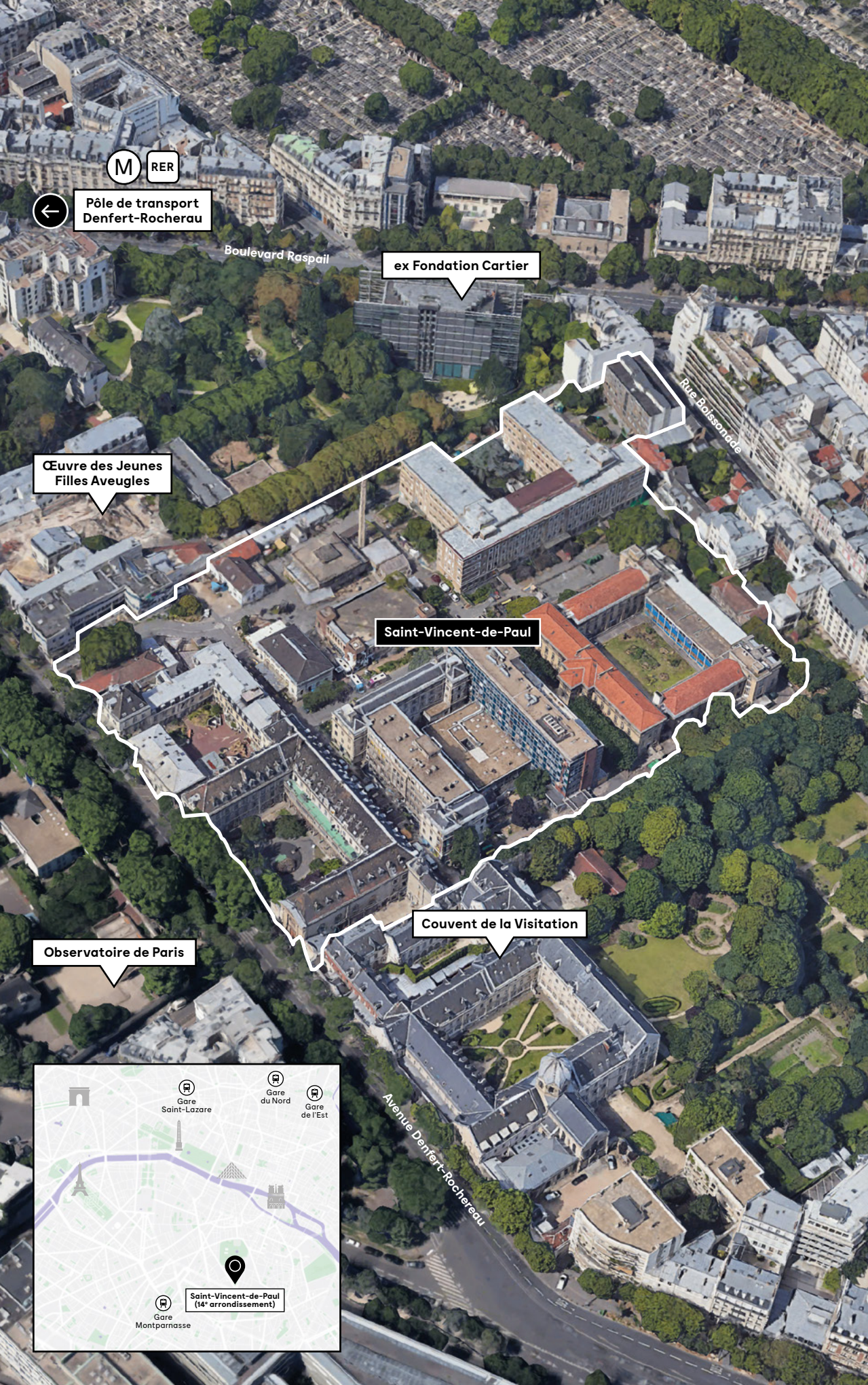
Another kind of Paris

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

The future Saint-Vincent-de-Paul district is being built on a centuries-old site, a former novitiate that was converted into a maternity and children's hospital which remained in operation until 2012. Located between the transport hubs of Denfert Rochereau and Port Royal, it enjoys an exceptional environment in the heart of the 14<sup>th</sup> arrondissement in Paris, surrounded by the gardens of religious congregations, the Observatoire de Paris and the Cartier Foundation.

Ten years after the first temporary use of the site for emergency housing by the Aurore association, the former hospital entered the operational phase of its conversion into an ÉcoQuartier® eco-district. The project builds on the experiments carried out until 2020 by Les Grands Voisins and preserves the spirit of solidarity and openness that prevailed at this time.

The City of Paris aims to produce an inclusive, sustainable and low-consumption urban environment that respects the local history through environmentally aware urban design. This aim for a post-carbon district goes hand-in-hand with a desire to place residents at the heart of both the design process and the future management of the neighbourhood.





Fondation Cartier

Denfert

Lepage

Chaufferie

Lelong

Lingerie

Robin

Avenue Denfert-Rochereau

Petit

Maison des Médecins

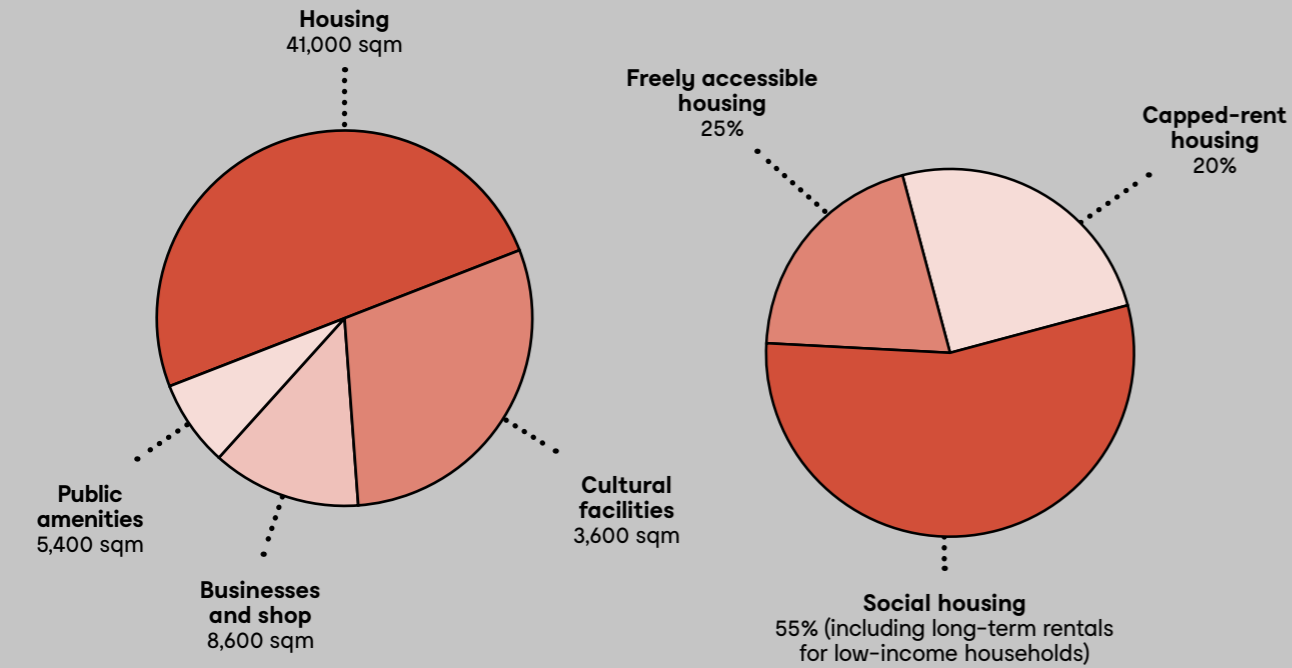
Oratoire

Pinard

# The programme

The future neighbourhood covers 3.4 ha and combines housing (600 homes), public and private amenities, shops and businesses. Around 41,000 sqm of the 59,000 sqm available for construction are reserved for housing, of which 55% is dedicated to social housing, including an emergency accommodation centre and a family hotel A flexible, shared public amenity

combines a day-care centre, a school and a gym, in an area of 5,000 sqm. 8,500 sqm of shops and businesses, most of which are SSE (social and solidarity economy) organisations, craftsmanship and the creation of a 3,600-sqm privately owned cultural and creative centre all contribute to the attractiveness of the site.



**A Lepage: 2,700 sqm**  
Social housing, capped-rent and long-term-lease housing for low-income households  
Shops

**B Lelong: 12,700 sqm**  
Freely accessible housing, social housing, capped-rent and long-term-lease housing for low-income households: 10,300 sqm  
Businesses: 2,400 sqm in basement courtyards

**C Chaufferie: 10,500 sqm**  
Social and capped-rent housing: 8,800 sqm  
Shops and businesses: 1,250 sqm in basement courtyards and on the ground floor  
Area for the Sanitation and Water Department and the Department of the Environment and Green Spaces: 450 sqm

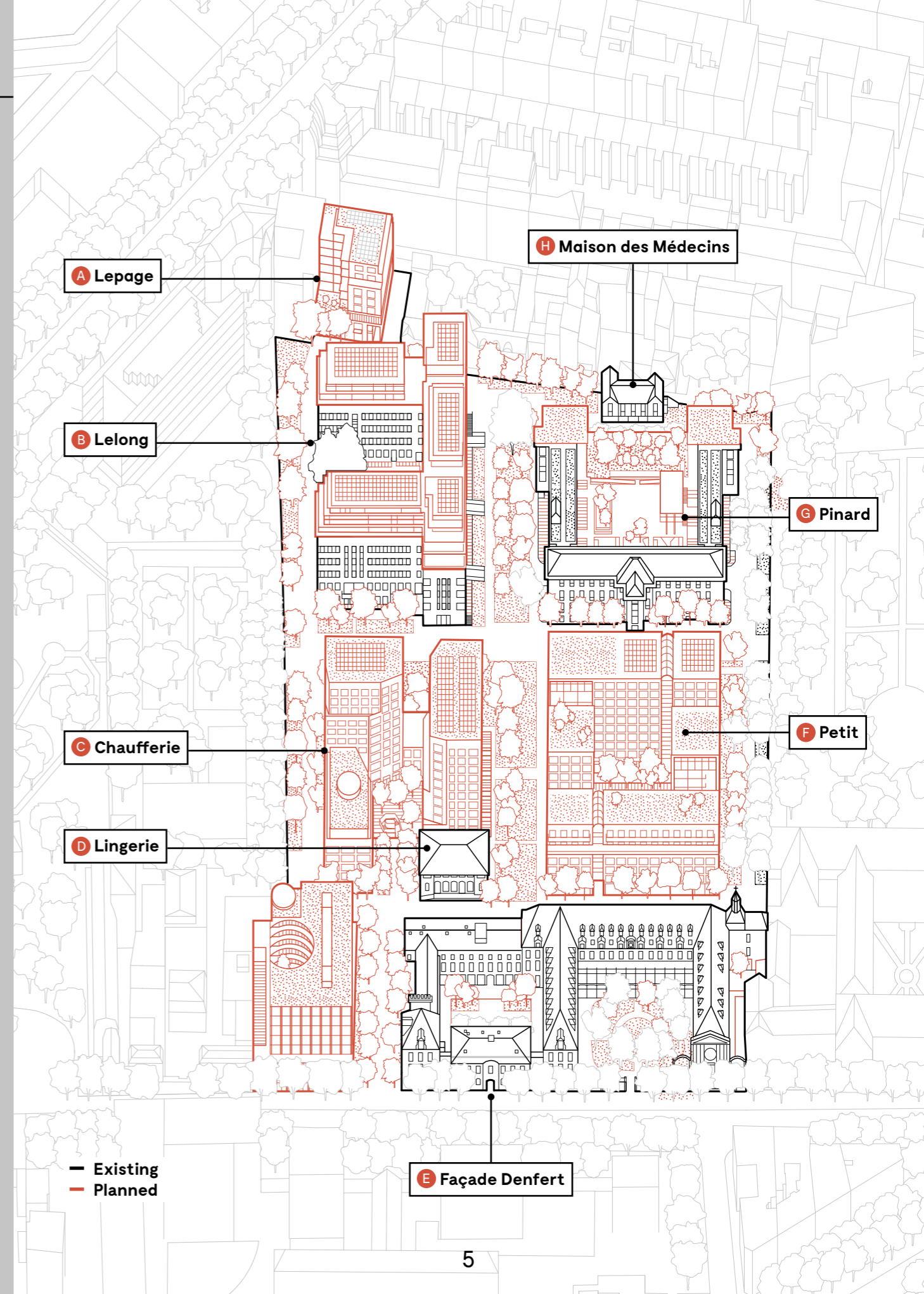
**D Lingerie: 500 sqm**  
Businesses and shops

**E Façade Denfert: 12,500 sqm**  
Freely accessible and capped-rent housing: 7,600 sqm  
Shops: 1,300 sqm  
Privately owned facility: 3,600 sqm

**F Petit: 13,150 sqm**  
Social and capped-rent housing: 11,650 sqm  
Business premises: 1,500 sqm in basement courtyards and on the ground floor

**G Pinard: 6,138 sqm**  
School: 2,312 sqm  
Day-care centre: 680 sqm  
Gym: 1,655 sqm  
Business premises: 1,192 sqm in basement courtyards and on the ground floor and a 177 m<sup>2</sup> high street shop

**H Maison des Médecins: 250 sqm**  
Businesses and shops



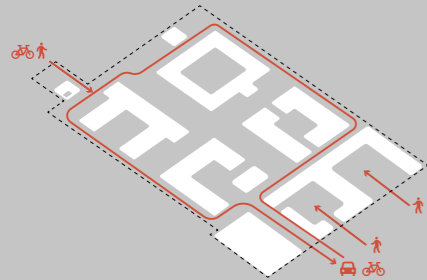
\* Buildings and facilities needed for public services or the community. In this case, a public-interest privately owned arts and creative centre

# Six urban design principles by Anyoji-Beltrando

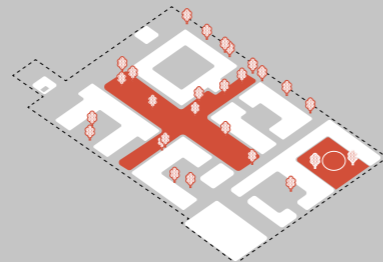
Urban project managers Anyoji Beltrando have created parallels between the existing buildings - 60% of which have been retained, including the characteristic basement courtyards - and four contemporary blocks on the historic site.

All sit within a landscaped environment with a central crossing and green space that is connected to a single peripheral traffic loop designed as a "meeting place".

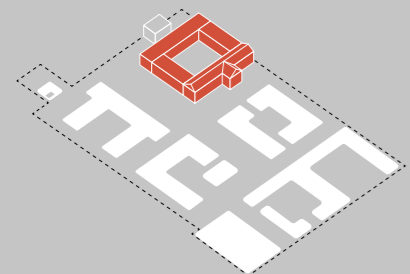
Four entrances and a single shared traffic loop



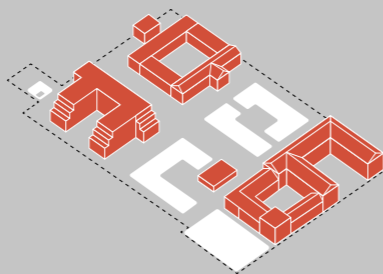
A landscaped central crossing



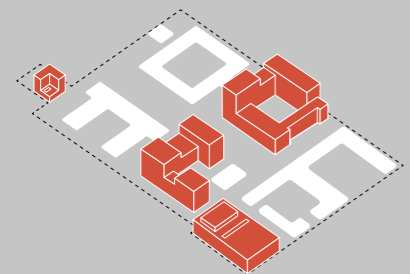
A shared public facility (day-care centre, school and gym), the Pinard block



60% of existing buildings retained and renovated



Four contemporary blocks

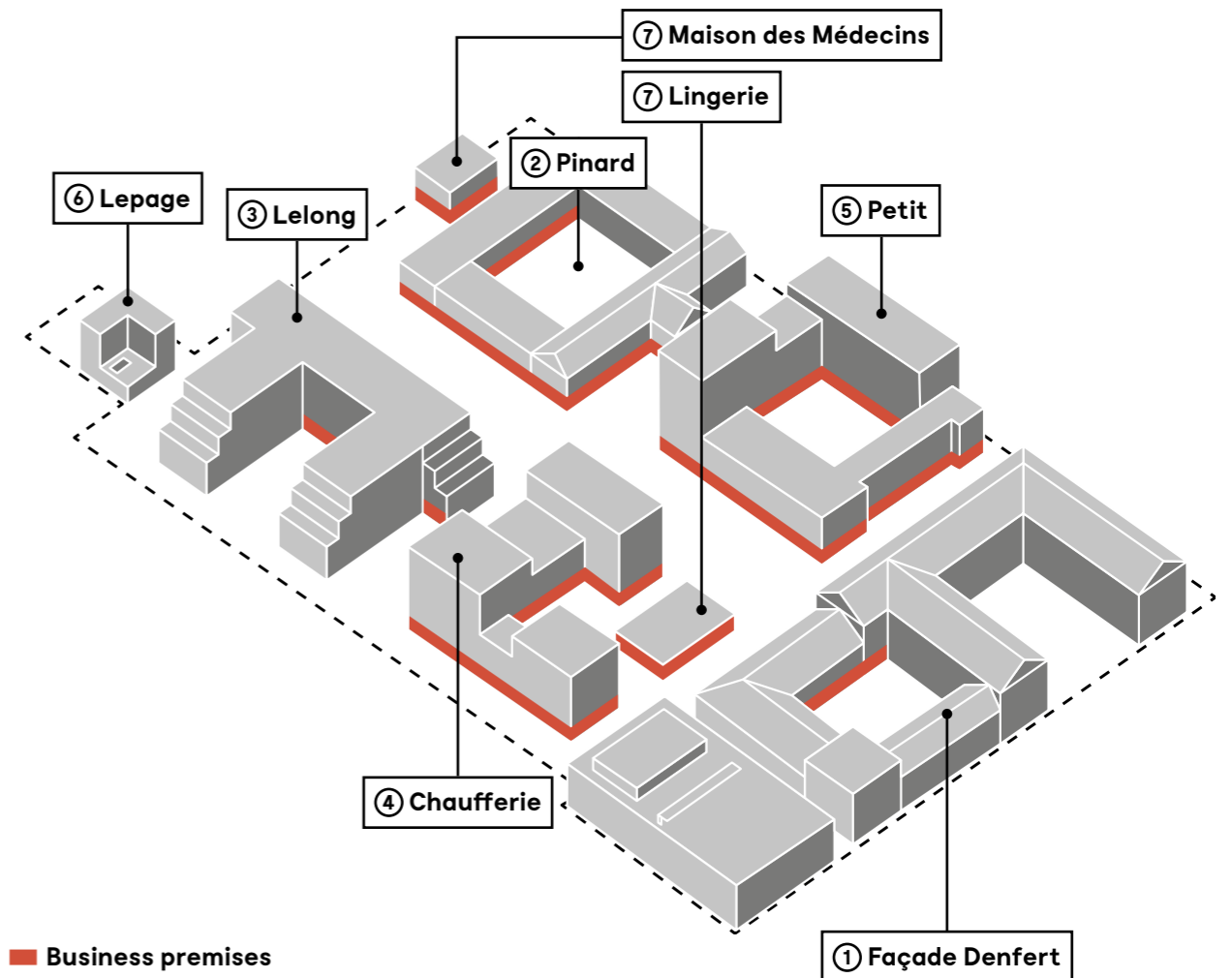


Basement courtyards retained and created in the new blocks to host businesses.



# Seven consultations to build a neighbourhood

Seven consultations for the design of the social programme and the design and operation of the privately owned programme were carried out by the City of Paris, Paris & Métropole Aménagement and housing operators (Paris Habitat and RIVP) between 2019 and 2023. Decision-making processes were enhanced with the views of citizens gathered during the 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

OGIC, along with investors and landlords GALIA, RIVP and Emmaüs Solidarité, the winning team in the second Denfert consultation following the withdrawal of Altaréa Cogedim in spring 2023, is proposing the creation of a cultural venue combining contemporary art, music and theatre, led by Thanks for Nothing

The project includes all 3,600 sqm of Façade Denfert, from the new contemporary building that will mark the entrance to the district to the Pouponnière building of the former hospital, and will extend into the open spaces of the Robin and Oratoire courtyards. It will feature exhibition spaces, venues for art events and artist residencies, a concert hall (450 places standing), a theatre (100 seats), an emergency accommodation centre, a restaurant and an incubator dedicated to creative activities. The cultural project aims for artistic excellence and to make culture accessible to all.

This comprehensive project will meet a real need in southern Paris and will make the site a cultural centre on the left bank, with a target of 200,000 visitors per year and events organised throughout day and in the evenings.

Façade Denfert will also include 100 or so capped-rent and other homes, as well as shops around the Robin courtyard.

**Programme: 12,500 sqm**  
-Freely accessible and capped-rent housing: 7,600 sqm  
-Shops: 1,300 sqm  
-Privately owned facility: 3,600 sqm

**Developer:** OGIC

**Capped-rent housing operator:** RIVP

**Privately owned facility operators:**  
Thanks For Nothing • Emmaüs Solidarité

**Privately owned facility investor:**  
Galia

**Project management:** Armand Nouvet (Denfert) • SOJA (Robin) • Chatillon (Oratoire)

**Landscaping:** LAND'ACT

- ← The historic buildings preserved in the Façade Denfert project: Robin at the front and Oratoire at the back.
- ↓ The Robin building after renovation.



The project management team of the winning proposal designed Façade Denfert as a coherent whole comprised of three buildings: two renovations and one new. The proposal is characterised by its use of stone, timber construction and structural frugality using simple, distinctive forms. The ensemble features a lively ground floor open to the public, offering an animated space that opens up the new neighbourhood to Avenue Denfert-Rochereau.

The ambitious environmental goals set for the project by Paris & Métropole Aménagement will be met through the use of low-consumption and efficient building envelopes, timber and biosourced materials for the structure and densely greened courtyards and roofs.

**Design Offices • Project Management Assistance**  
 TRIBU (environment) • GECIBA (structural renovation) • EVP (new structure) • EMBIX (appointment) • ECOSEC (reuse PMA) • DAL (economists) • Lamoureux (acoustics) • MULTI-SYS (BIM PMA) • BTP Consultants (technical control) • Bastide Bondoux (thermics and fluids)

↓ Façade Denfert from Avenue Denfert-Rochereau.

The architecture of the Denfert lot, designed by the agency Armand Nouvet, features a rough stone facade that marks the entrance to the site and echoes the other Saint-Vincent-de-Paul sites while slotting harmoniously into the urban frontage on Avenue Denfert-Rochereau. Its simple structure and regular design lend themselves perfectly to a wide range of programmes. The ground floor

and first floor host an exhibition space and concert hall. The upper floors contain homes that span the width of the building or are open on two sides. The living spaces are extended with loggias opening onto the street or balconies around the hanging garden over the roof of the cultural equipment. The building is topped with a residents' rooftop garden offering panoramic vistas of the gardens of the Observatoire and Fondation Cartier.

→ The courtyard adjoining Oratoire and the entrance to the Pouponnière performance venue managed by La Loge

The renovation of Robin and Oratoire by Soja et Chatillon will highlight the original features of the buildings and their architectural style. The group was careful to limit its impact on the existing structure, particularly the floors, to a minimum. The homes created on the upper floors make best use of the existing structure and offer atypical, quality spaces.



## 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 takes full advantage of the characteristics of the 1930s building to create generous spaces that span the building and can be used in a variety of different ways.

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 demolishing an extension built in the 1970s. Most of the renovation work is being carried out inside the historic building, except for two mainly glass extensions on the roof, offering panoramic views over the neighbourhood.

The playground has been designed to double up as a public square: during school hours, it offers a peaceful, airy space for pupils, while outside school hours, it lends itself to multiple uses and becomes a new community space for the neighbourhood. A biodiversity garden of more than 380 sqm on the road side helps create a refreshing atmosphere and can be used for activities for the children.

### Programme: 6,138 sqm

- School with: 2,312 sqm
- Day-care centre: 680 sqm
- Gym: 1,655 sqm
- Business premises: 1,192 sqm in basement courtyards and on the ground floor and a 177 m<sup>2</sup> high street shop

### Team

Chartier Dalix Architecte (lead architect) • EVP (structure) • B52 (fluids) • BMF (economists) • ZEFECO (environment) • Atelier Roberta (landscaping) • LASA Paris (acoustics) • Atelier d'écologie urbaine • R-USE (reuse)



- ↑ View of the courtyard by night, opened to the neighbourhood.
- ↓ View of the courtyard

The timber-framed gym below the playground receives natural light on all four sides, with each facade overlooking the extensively greened 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 whole of the ground floor and the southern building, along the neighbourhood's central public garden, will be given over to a range of new activities.

- ↓ View of the north side of the Pinard building.



### ③ Lelong

The Lelong building, built in 1954, will be converted into a residential building and raised in height by three or four floors. The largely glass extension hosts 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 homes more enjoyable to use. The extensively planted heart of the block and basement courtyards, centred around a preserved cedar tree, provides continuity with the Cartier Foundation garden in both landscape and ecological terms. In terms of the programme, alongside traditional purchasing, homes based on a long-term-lease scheme for low-income households to increase residential diversity. Leading off the garden at the heart of the block, shops, business incubators and a greenhouse occupy the ground floor and basements, which are generously lit and ventilated by the basement courtyards. The developer, Quartus, has chosen a mixed-use approach, with freely accessible housing or long-term-lease housing for low-income household, capped-rent and social housing, half of which will be offered with a PLAI social housing loan. A “hospitality manager” will be appointed to manage this diverse community and help everyone live together in harmony.

#### Programme: 12,700 sqm

- Freely accessible, capped-rent housing and long-term-lease housing for low-income household: 10 300sqm
- Business premises: 2,400 sqm in basement courtyards and ground floor

#### Project Managers

Lacaton Vassal and Gaëtan Redelsperger (architects) • Cyril Marin (landscape design)

#### Main Contractors

Quartus (developer) • Habitat & Humanisme (long-term-lease housing for low-income households and social housing investor)

#### Design offices

Atmos Lab (DO SD) • Bollinger + Grohmann (structure) • BIM BAM BOOM (BIM PMA)

- Project to increase the height of the Lelong building.
- ✕ Current condition of the Lelong building.



↑ Impression of a living room and winter balcony for the project to increase the height of the Lelong building.

← Project for the centre of the Lelong building block.

## ④ Chaufferie

The block consists of two social housing buildings and one that houses an emergency accommodation centre 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 activities that will be open to local people.

The project makes the most of this strategic location at the entrance to the site by providing visual permeability and pedestrian access in multiple directions, in particular 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. Transverse, flexible business premises on the lower ground floor 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 capped-rent housing: 8,800 sqm
- Businesses and shops: 1,250 sqm in basement courtyards and on the ground floor
- Area for the Sanitation and Water Department and the Department of the Environment and Green Spaces: 450 sqm

### Project Managers

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

### Main Contractors

Paris Habitat

### Design offices

EVP (structure) • Franck Boutté Consultants (environment)



↑ The Chaufferie building and Lingerie.

## ⑤ Petit

Composed of a timber-frame structure with a solid stone frontage, the building is raised up above ground level to maximise the garden area and open it up to the public space.

Petit is an extension of the Oratoire building, parts of which date back to the 17<sup>th</sup> century. The project tones with the historic building through rough-cut stepped stone varying 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, which are transitional spaces available for multiple uses (such as workshops, winter gardens or shared terraces). Other “common areas” 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: 13,150 sqm

- Social and capped-rent 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 Contractors

RIVP

### Design offices

Bollinger + Grohmann (structural design) • Lab-Ingénierie (environment)



↑ Project for the centre of the Petit building block.

## ⑥ Lepage

The Lepage building is characterised by its unique programme and design process.

On the one hand, it will house a participative housing programme while on the other hand, it will host the City of Paris's first long-term-lease housing for low-income households, part of a new scheme to offer property at affordable prices (see following page). The pre-selected owners of the long-term-lease housing for low-income households were also involved in choosing the project managers and took part in a co-design process for the site alongside the architects, Foncière de la Ville de Paris and Paris Habitat, the main contractor. Together, they defined the shared spaces, layout of the homes, finishing materials, aspects of community life and the management of the building, while taking account of a number of invariable criteria, including the urban morphology, structural design, circulation and distribution.

The post-and-beam timber structure can be adapted to host a range of uses and is in line with the project's low-carbon objective. Like all the new buildings on the site, Lepage reinterprets the basement courtyard model inherited from the former hospital buildings. Here, the basements will be lit with natural light and will house shared spaces for residents, while a shop will open on the ground floor on Rue Boissonade.

### Programme: 2,700 sqm

- Long-term-lease housing for low-income households, capped-rent and social housing
- Shops: 80 sqm

### Project Managers

Drejer Frenzel, Belval Parquet (architects) • Wild (landscape design)

### Main Contractors

Paris Habitat

### Community Land Trust

Foncière de la Ville de Paris

### Design offices

EVP (structure) • B52 (Fluids and Thermics) • Espace Temps (environment) • Point d'Orgue (acoustics) • ECO+ Construire (economists)



- ↑ Rue Boissonade street front.
- ← Future residents of the Lepage building.

### Foncière de la Ville de Paris (FDVP), long-term-lease housing for low-income households in Paris

To facilitate home ownership in a very tight market, the City of Paris created Foncière de la Ville de Paris (FDVP), a non-profit community land trust that implements the long-term-lease scheme for low-income households and is subject to resource limits.

In this scheme, introduced by the Alur law of 2014, the buyers purchase the home only and pay a monthly fee (limited to €2.5 per sqm per month) to FDVP, which owns the land.

This disassociation allows property prices to be halved compared with the Paris average. Beneficiaries of the long-term-lease scheme for low-income households can sell their property at any time with a limited capital gain (indexation) under the supervision of Foncière de la Ville de Paris. Through the long-term-lease scheme for low-income households, FDVP limits property prices over time, counters speculative market dynamics and promotes social diversity in the capital.



## ⑦ Maison des Médecins and Lingerie

At the time of the temporary occupation by Les Grands Voisins, Lingerie was a particularly lively centre of activity while Maison des Médecins housed clubs for residents (drama and dance classes, discussion groups, culinary workshops, etc.) and a school for their children. These two buildings will be renovated and used by the neighbourhood manager to develop services and programmes that contribute to community life and promote social ties, such as a cafe, restaurant, cultural activities and events, in line with the spirit of solidarity of the site. The design by the group of architects composed of Atelier UOA and Atelier+1, selected following a consultation launched by RIVP, preserves and celebrates the structure and facades of the old buildings. It makes optimal use of the existing structures and offers the flexibility required to serve a wide variety of purposes.

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

**Project Managers**  
 Atelier UOA/Atelier+1

**Main Contractor**  
 RIVP

**Design office**  
 Ginko



↑ Lingerie (current condition).  
 → Maison des Médecins preserved to host neighbourhood activities.



# Public spaces: uses, landscaping and water management

The public spaces are organised around the layout of the old hospital, of which the tarmacked areas that once served for hospital traffic will be greened. They include a landscaped central crossing, a garden for relaxation and walks and a shared one-way street limited to 20 km/h around the perimeter of the historic site. The central crossing is an open space with no fences that allows access to the building entrances on all sides.

Two small squares provide convivial meeting places, one in the heritage courtyard of the Robin building, surrounded by local shops, while the other leads off Lingerie at the entrance to the site.

The landscape design by the agency Empreinte features local species and promotes ecological continuity with the private gardens on either side belonging to Fondation Cartier and the religious congregations. Paving slabs will be used for both the shared terrace and footpaths. Their limited ground cover leaves space for plenty of plant life and pleasant lawns in the central crossing.

The ambitious rainwater management targets set in conjunction with the agency Thierry Maytraud aim to limit surface runoff and lessen the strain on sewer systems, while the system installed helps structure the landscape. Detailed topographical work was carried out by the technical design office Artelia to design the open-air hydraulic system and reconnect passers-by with the water cycle.

**Landscape Design Project Management**  
 Empreinte

**Roads and Utilities Technical Design Office and Project Management**  
 Artelia

**Hydraulics Project Management Assistance**  
 Thierry Laverne agency

↓ The landscaped central crossing.



# Ground floors and basements dedicated to the social and solidarity economy

Businesses will be housed on the ground floors and in the basement courtyards of the different buildings and in the three emblematic buildings of the former hospital: Lingerie, Maison des Médecins and the Lelong auditorium. All contribute to the life and economy of the neighbourhood.

The old basement courtyards located throughout the hospital site offered unique potential for business premises, as demonstrated by the temporary use of the site by up to 250 associations and companies during the Les Grands Voisins project. The new project makes optimal use of those retained in the preserved buildings and applies the same principle in the new blocks.

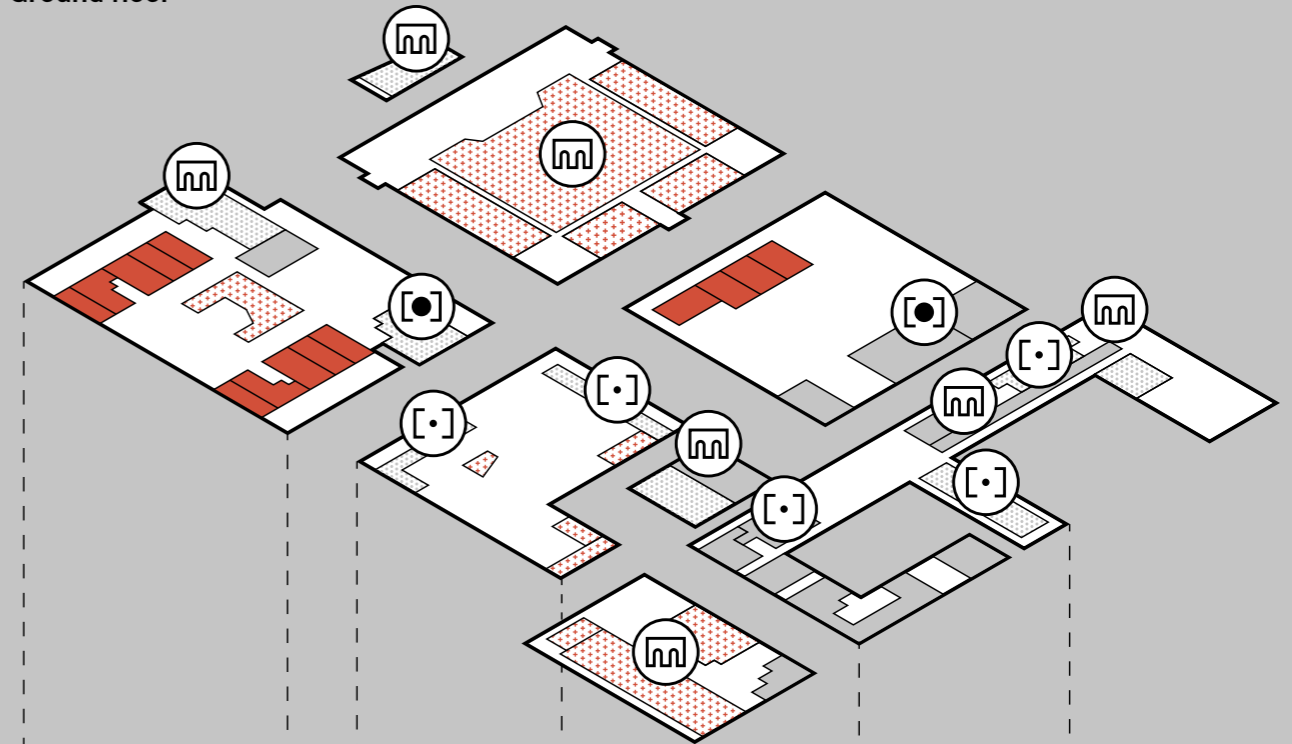
These lower floors will serve as springboard premises for businesses of the social and solidarity economy and artisan and creative activities through leases with an adapted duration and affordable, staged rents.

**Programme**  
8,500 sqm for sustainable, creative and solidarity-based businesses and activities (SSE, artisan activities, etc.) including 2,900 sqm for business incubators

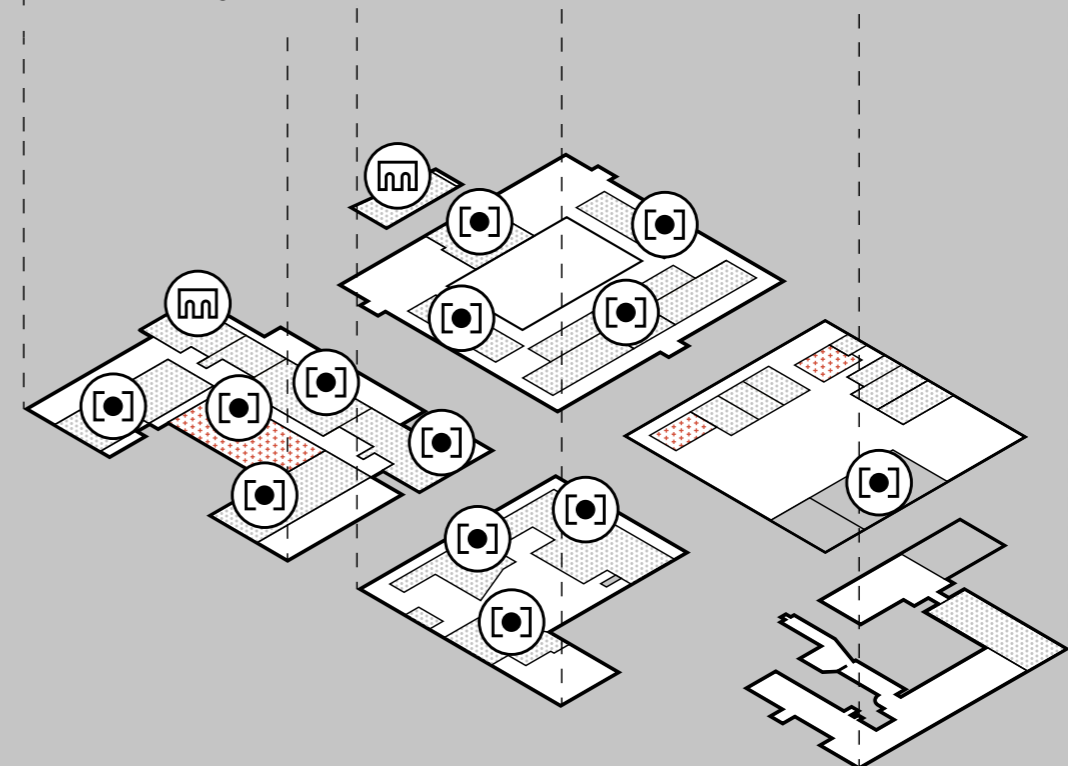
↓ The auditorium in the school of medicine in the Lelong building will be maintained and kept open for use by the neighbourhood.







Ground floor






Basement courtyard



**Programme**

-  Businesses
-  Shops
-  Housing
-  Shared spaces

**Type of space**

-  Large space
-  Small space
-  Atypical space

## The role of RIVP

The City of Paris has chosen RIVP (Régie Immobilière de la Ville de Paris), of which it is a shareholder and which owns and manages more than 180,000 sqm of business premises in the capital, to supervise the allocation of the premises over time.

RIVP will purchase almost all of the business premises as well as the Lingerie and Maison des Médecins buildings with a twofold objective: maintain the balance of the desired uses and control and adapt rents to offer springboard premises for new companies and organisations operating in the social and solidarity economy.

RIVP will then be in charge of building, coordinating and supporting the community of occupants of these premises to nurture the economic ecosystem and life of the district.

To achieve this, it will also take on the role of “neighbourhood manager”.

↓ Use of the basement courtyards in the new project.

## The role of the “neighbourhood manager”

A service provider acting on behalf of the RIVP, the neighbourhood manager will play a central role in the economic ecosystem and animate local life based on the principle of shared resources.

In practical terms, it will identify potential tenants, help market the premises and will be involved in advertising and coordinating the activities hosted. It will also encourage connections between the different activities of the Saint-Vincent-de-Paul site and community of residents, help them feel at home and adopt new uses such as the separation and collection of urine and rainwater management.

In return, RIVP will provide it with the use of three buildings: Lingerie, the auditorium of the Lelong building and Maison des Médecins. The neighbourhood manager will use these spaces to host a programme of activities open to the public, which will also generate the revenue needed to pay for its role within the neighbourhood. Its work will be monitored by a committee representing RIVP, the City of Paris and P&Ma.

↓ Lingerie, a convivial space created by Les Grands Voisins and preserved in the future district.



# New practices and the ecological transition

Saint-Vincent-de-Paul is an exploratory project for inclusive, supportive and sustainable urban planning in Paris. Voluntary and sometimes experimental approaches have been adopted in such diverse areas as energy supply, reuse, water management, citizen and future-resident participation and support for people in vulnerable situations.

Temporary use by Les Grands Voisins:

- ↙ Campsite managed by Yes We Camp.
- ↓ Craft workshop.
- ↗ Les Grands Voisins plant nursery.
- ↘ Preparing charitable meals.



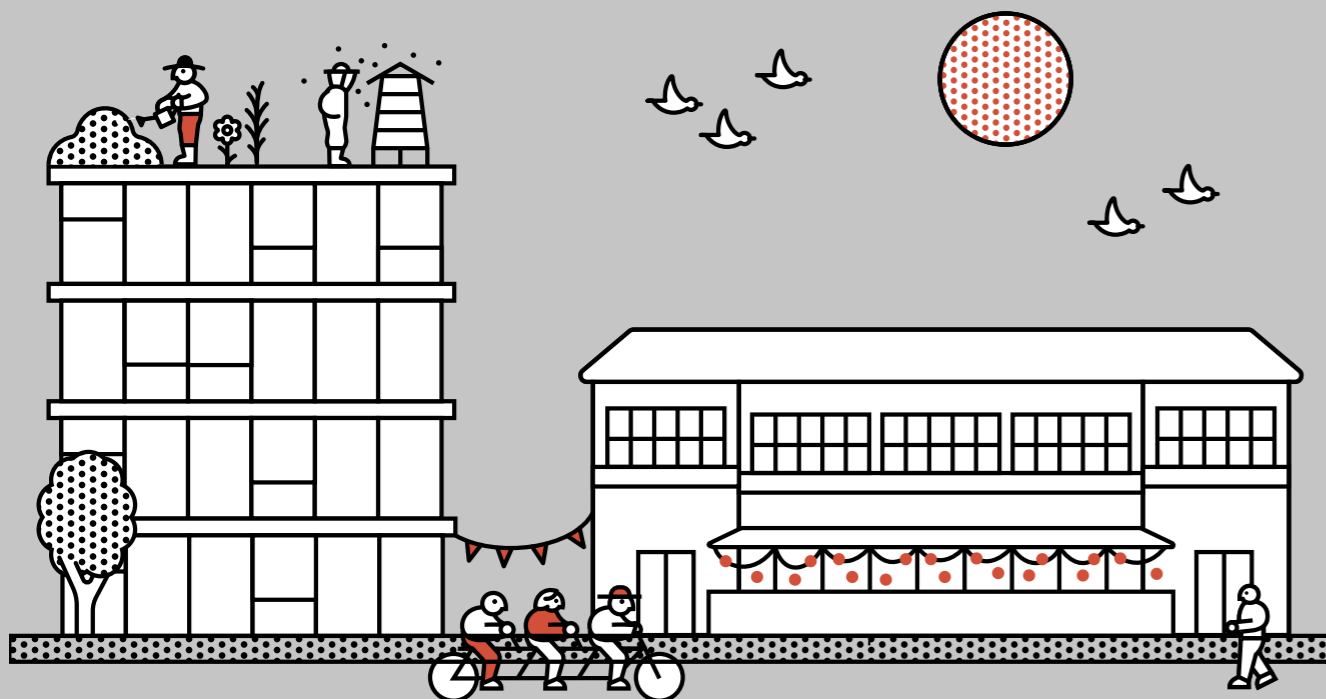
# A lively, shared neighbourhood

Sharing has been a key theme ever since the temporary use of the site during the project development phase. It takes the form of co-design, the emergence of solidarity-based practices and resource sharing. It will remain characteristic of the life of the district.

## 1 Saint-Vincent-de-Paul commons

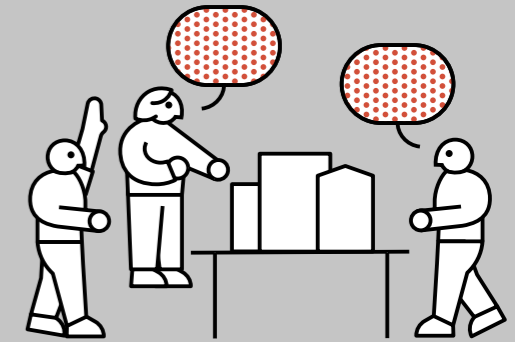
The generalisation of “commons”, i.e. shared spaces or services used by a building, block or district, is a unique characteristic of the site. In the residential sphere, roof terraces and shared spaces and gardens will be available to residents and will be designed with their participation. Local facilities have been thought out in the same spirit. The

Pinard amenity (day-care centre, school and gym) is composed of numerous spaces available for alternative uses outside of their main operating hours. The auditorium in the medical school (housed in the Lelong building), Maison des Médecins and Lingerie will be used to animate the life of the neighbourhood by the manager.



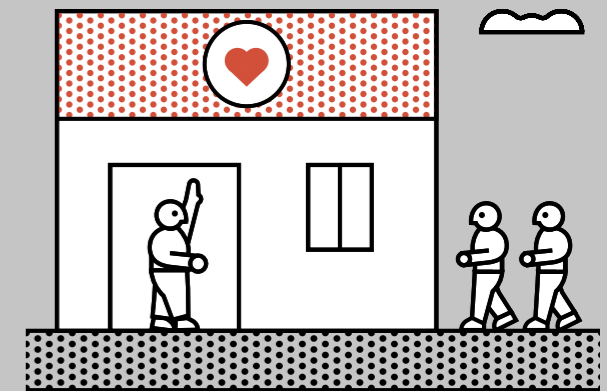
## 2 Participatory project design

In addition to upstream consultation on the plan for the neighbourhood, a series of initiatives based on citizen dialogue and user management were carried out, concerning the choice of architectural designs, joint design of social housing or long-term-lease housing for low-income households (see page 19) and contribution to the specifications of the Pinard facilities. The initiatives involved panels of residents chosen beforehand during the elaboration of the project and planning of the future management of the programmes.



## 3 Solidarity

With two emergency accommodation centres and a “family hotel” within the district, the project responds directly to the current need to accommodate and support people in vulnerable situations. It includes 50% social housing, half of which will be offered with a social PLAI loan. The temporary occupation of the site laid the foundations for this solidarity focus. Over 600 people welcomed in the former hospital thanks to the Aurore association, which will continue its work in the future district and will be joined by Emmaüs Solidarité, another well-known organisation dedicated to helping the most disadvantaged. This same commitment prevails in the SSE-centred programme of the business premises.



## 4 The temporary occupation before the urban project

APHP entrusted the first vacant buildings to Aurore for the creation of emergency housing in 2011. The association was later joined by Yes We Camp and Plateau Urbain, brought together by Les Grands Voisins, in 2015. They made the site a “commons factory”, exploring a more responsible and convivial way of living in the city with greater focus on solidarity. Through their action, the area became both a destination and a refuge for vulnerable people. The success of the experiment revealed the advantages of combining uses in a single site: emergency accommodation, artisan and creative activities, food and drinks outlets, culture, debates, etc. were all brought together in an adapted economic model with affordable rent that helped inspire the future district.

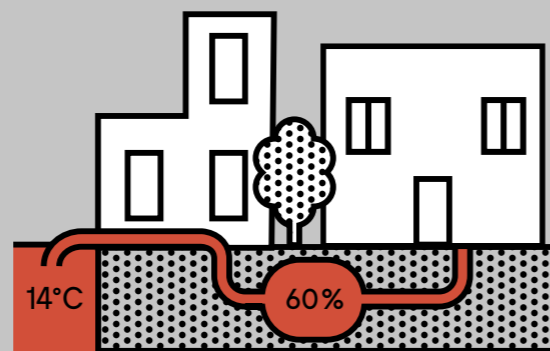


# A restrained, resilient neighbourhood

The project aims to drastically limit the neighbourhood's environmental impact through a restrained urban planning approach that combines the reuse of buildings and materials and the preservation of resources.

## 1 Energy production and consumption

60% 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 come from 100% renewable sources by 2050.



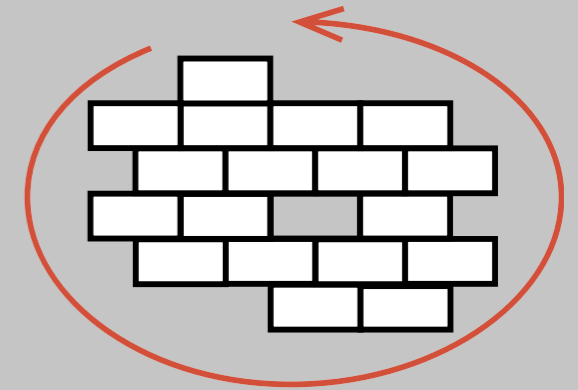
## 2 Sustainable transport

The pedestrian neighbourhood is served by a peripheral traffic loop, a meeting space shared by vehicles, cyclists and pedestrians, where traffic is limited to 20km/h. Car parking is limited to the basement of the Denfert lot and to disabled and delivery spaces in the future public area. Each home also has two bike spaces at the foot of the building.



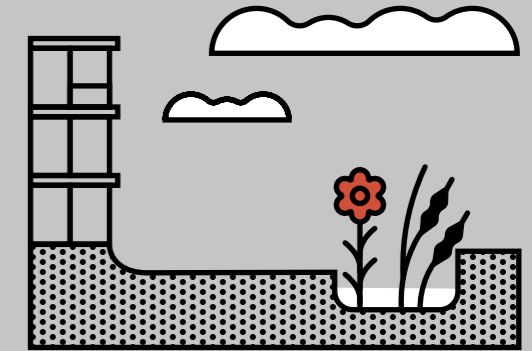
## 3 Restrained development and reuse

The project preserves and reuses existing buildings (60% of which will be retained) as much as possible in order to limit carbon emissions from construction work. 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 the site.



## 4 Sustainable management of water and biodiversity

The rainwater management policy for the development area goes above and beyond the requirements of the Paris Rain Plan thanks to an environmental strategy that promotes evapotranspiration through extensive greening in the public spaces, central areas of the blocks, terraces and roofs, and a large amount of 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

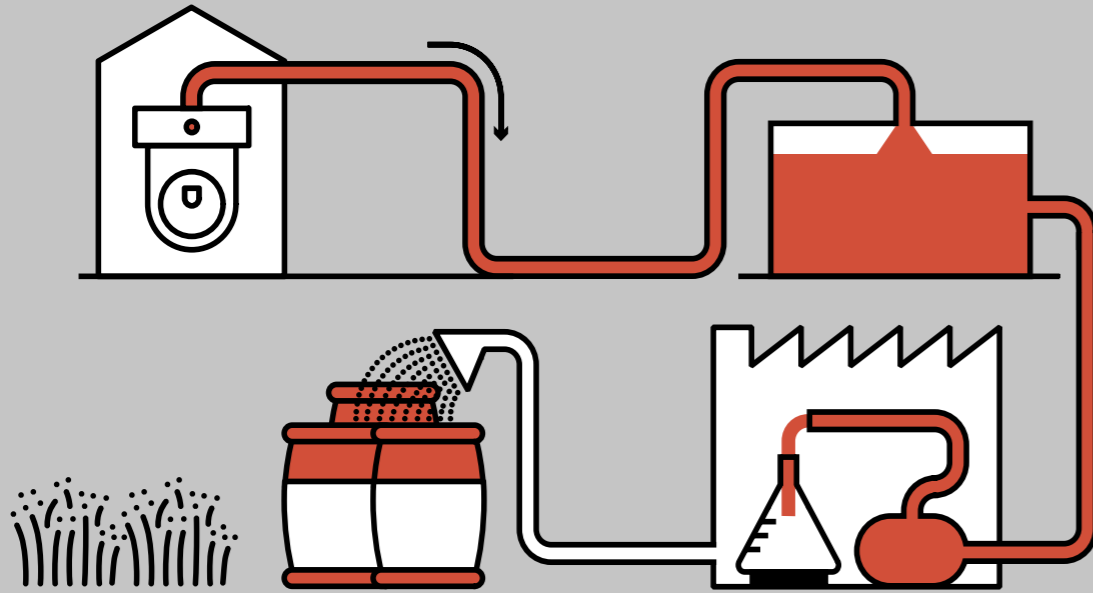
The buildings in the project incorporate a high proportion of biosourced or geobased materials. The structures are designed to help the buildings adapt to subsequent programme and spatial developments.



## 6 Urine collection and recycling

The nitrogen and phosphorus contained in human urine, which are a cause of water pollution, are a major challenge for wastewater treatment plants. A decision was therefore made to separate urine in a treatment room located in the basement of

the Chaufferie building and recycle it as a 100% natural fertiliser. The fertiliser produced will be used by the gardeners in charge of the City of Paris' parks and gardens.



## 7 Recognition of environmental commitments

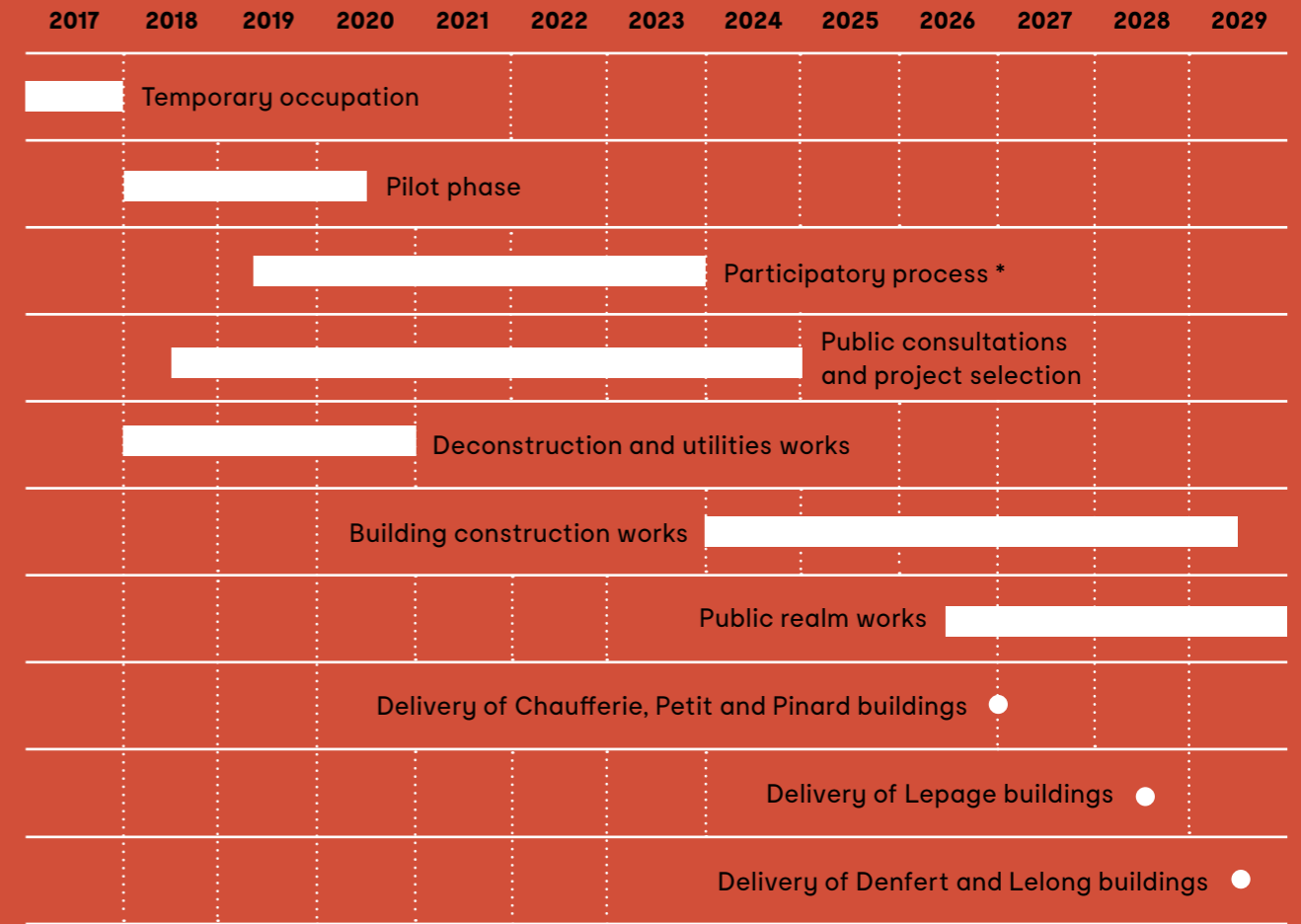
### Recognition of ecological commitments “Eco-district, stage 2” label

This public label, run by The Minister of Ecological Transition and Solidarity, supports the development of eco neighbourhood through four successive levels of certification (project, building site, delivery, life of the neighbourhood). It ensures the continuity of ecological commitments. In December 2022, the Saint Vincent de Paul project was awarded by the label “Eco neighbourhood in building site” having fully met the requirements of the standard.

### BBCA “Performance” Label

P&Ma took part in the prefiguration of the new label “BBCA Neighbourhood” piloted by the BBCA association. It is the first label rewarding the consideration and the limitation of carbon emission at the urban planning scale. Saint Vincent de Paul obtained the best scores in fourth of the five categories, at the “Specification” stage (over four stages: objectives, design, specifications, completion). This distinction recognises Saint Vincent de Paul’s strong ambitions in terms of ecological transition, and more precisely the development of low carbon solutions in urban planning: wood-biosourced structures, recourse to reuse, energy sobriety and supply of renewable heat, support for soft mobility.

## Timeline



\* Related to architectural projects

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# Project stakeholders

## Urban Planning

The City of 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. It is in charge of three other operations in the Paris area: Clichy-Batignolles (Paris 17th arrondissement), Chapelle Charbon (Paris 18th arrondissement) and Gare des Mines-Fillettes (Paris 18th arrondissement). It also conducts studies in support of the Greater Paris Metropolis in Livry Gargan (93) and Porte de Bagnolet, as well as at Porte de la Villette and in the Dubois and Du Clos sectors on behalf of the City of Paris. P&Ma contributes to the renewal of development models and practices, particularly with a view to reducing the city's carbon footprint and supporting changing lifestyles.

## Urban project management team

→ Agence Anyoji Beltrando (urban architects, appointee)

## Public spaces project management team

→ Empreinte (landscape design, appointee)  
→ Artelia (Roads and networks design office and sustainable development)  
→ 8'18" (lighting design)

## Temporary occupation and planning

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

## Accreditations and awards

- BBCA 2021 low-carbon areas
- 4-Star Trophy for Participation & Consultation awarded by the "Décider ensemble" think tank in December 2022
- "ÉcoQuartier" work in progress - stage 2 in December 2022
- BBCA District Pilot Project in 2023
- Public Innovation 'Coup de Coeur' award for its urine separation system at the Paris Innovation Awards in 2024

## Contact

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