

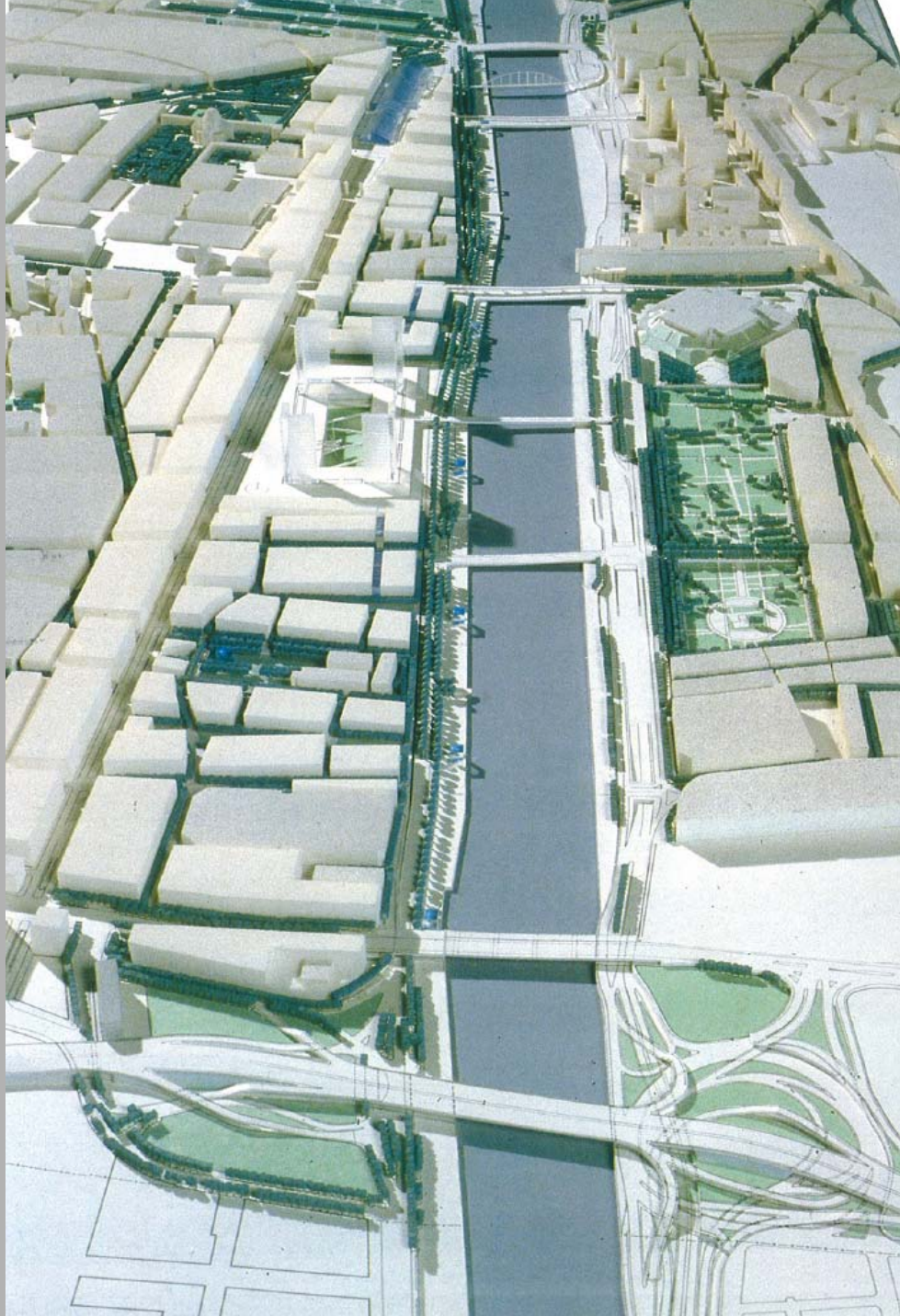
The background of the slide is a photograph of a modern urban skyline in Paris, specifically the Rive Gauche area. It shows several tall, glass-clad buildings. One prominent building has 'accenture' logos on its upper floors. Another building has 'mk2' signage. The foreground shows a wide street with cars, a tram, and a pedestrian crossing. The sky is overcast.

Paris Rive Gauche

3rd Millenium area of culture, research and education?

Learning from a mega project

1. Paris Rive Gauche, outstanding project
2. *Before* PRG
3. The Concept
4. Implementing the Plan
5. Living, working and creating in PRG
6. Some lessons from the PRG project



1. Paris Rive Gauche : an outstanding urban development project

Ambition : creating a parisian district with regional, national & international dimensions

« The Seine Rive Gauche project concerns the **whole Paris region**. It has to do with the position the region will take tomorrow in Europe and in the World. Beyond the Latin Quarter, will emerge a **cultural area of international dimension** »

Jacques Chirac, Mayor of Paris, 1990

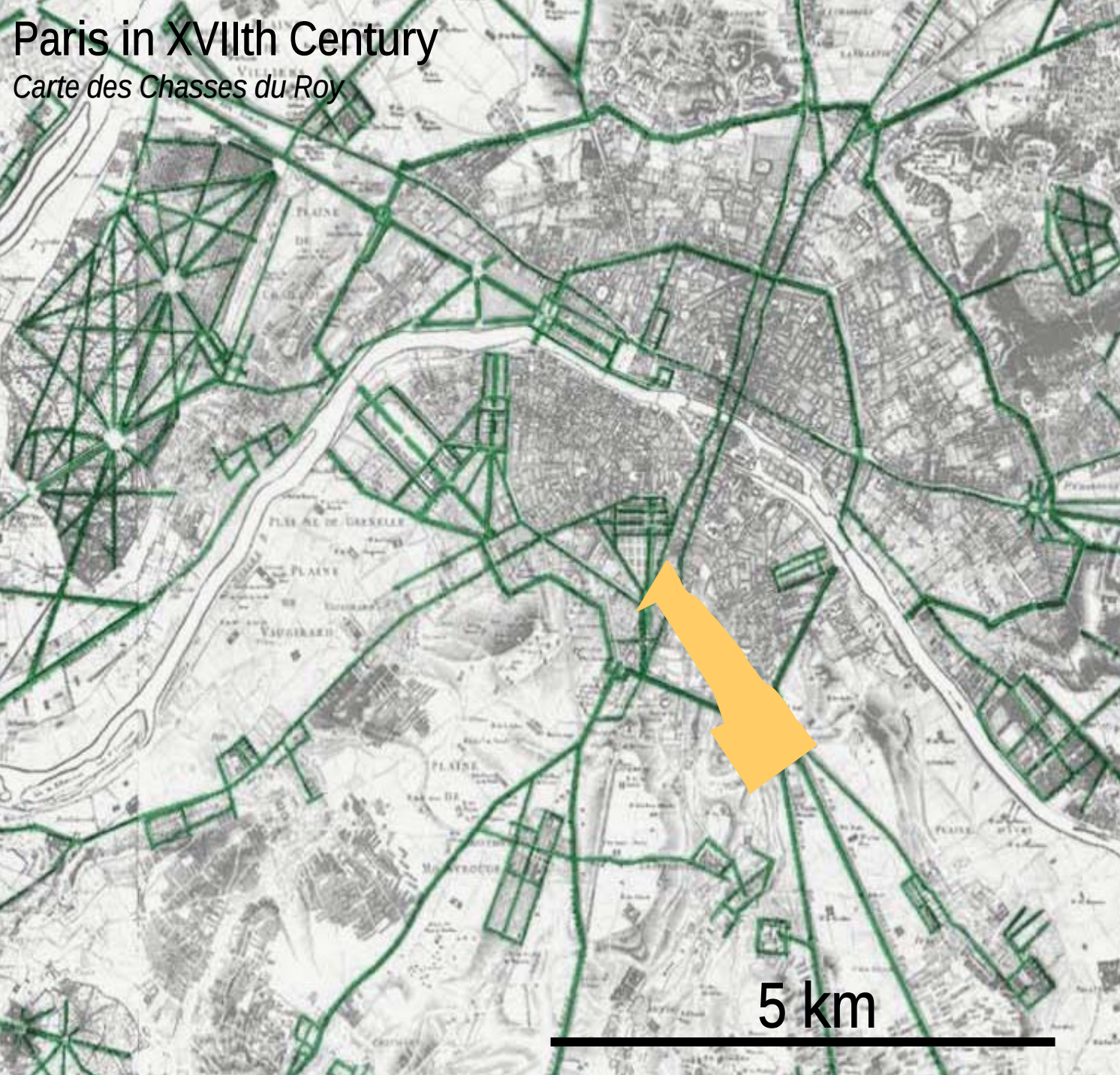
« The *Bibliothèque de France* will be one of the **largest and most modern libraries in the World**, covering all fields of knowledge, open to everyone, using the most advanced technologies and connected to european networks »

François Mitterrand, French President, 14 July 1988

A municipal project, meeting with State interests and prepared by years of studies and planning

Paris in XVIIIth Century

Carte des Chasses du Roy



Where is
PRG?

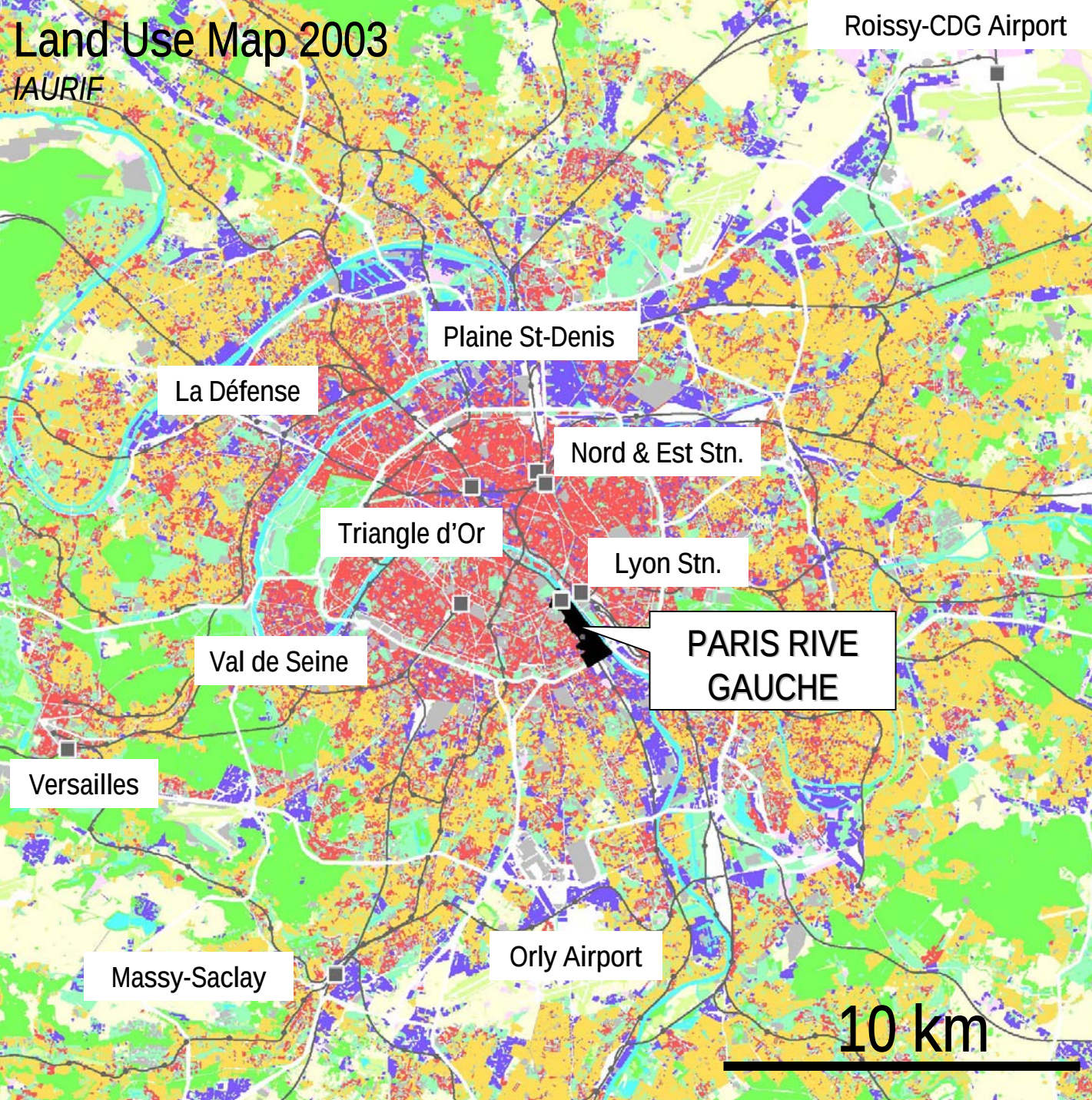
The location
paradox

Outskirts of
Paris City
From XVII
Century until
the 1990's

1840
Austerlitz
Station and
cargo terminal

Land Use Map 2003

IAURIF



Where is PRG?
The location
paradox

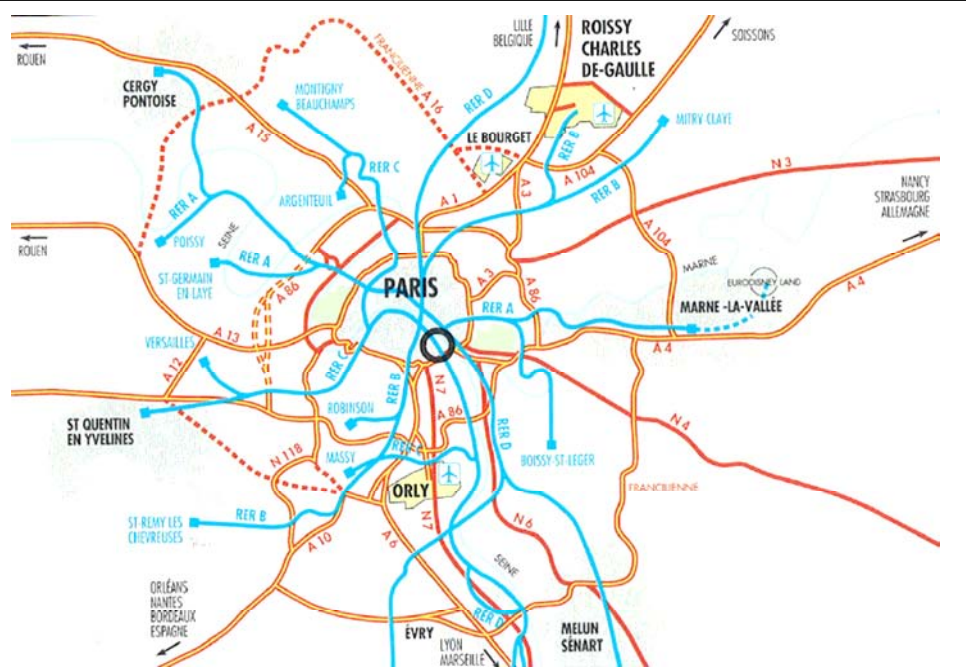
Still on fringe of
City

But:

Central position in
the Paris Region

2 km from
Notre-Dame

Connections



Good road links

- *Periphérique* Ring Road
- Access to regional/international networks

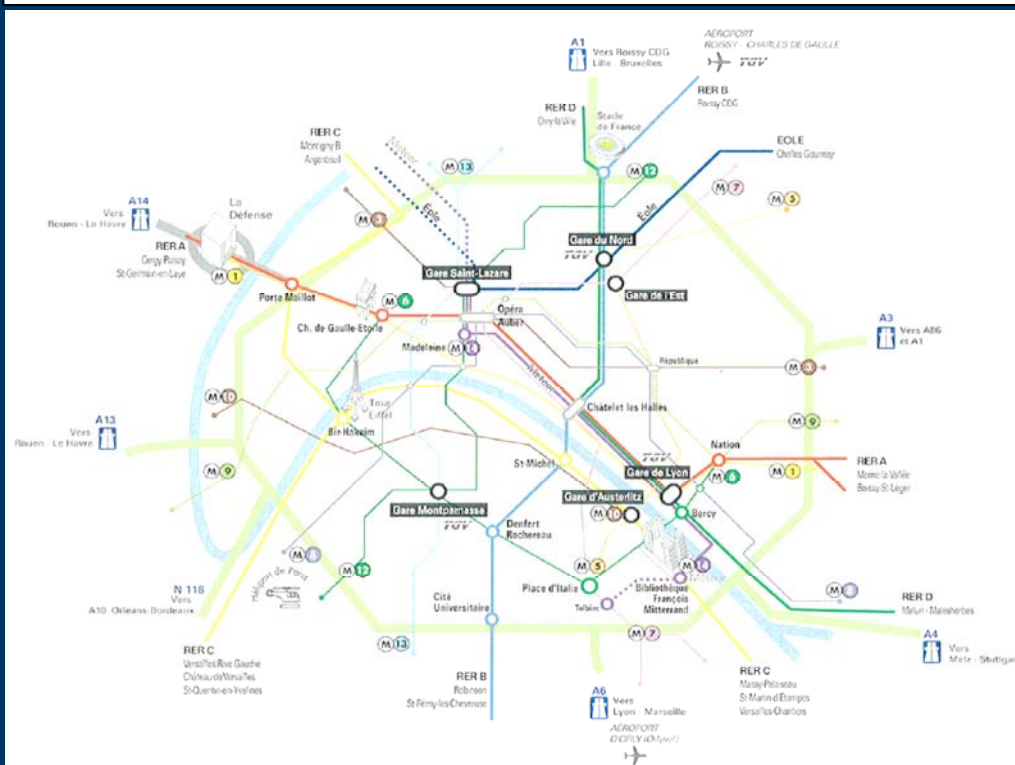
Improving public transport accessibility Automatic metro line 14 (2000)

- 5' Lyon TGV Station
- 10' to Golden Triangle
- 20' to La Défense

But :

- 30' to Orly Airport
- 40' to Roissy-CDG Airport

Plans for TGV Station + Orly Express



The river : physical and symbolic link to the parisian history & landmarks

Eiffel Tower

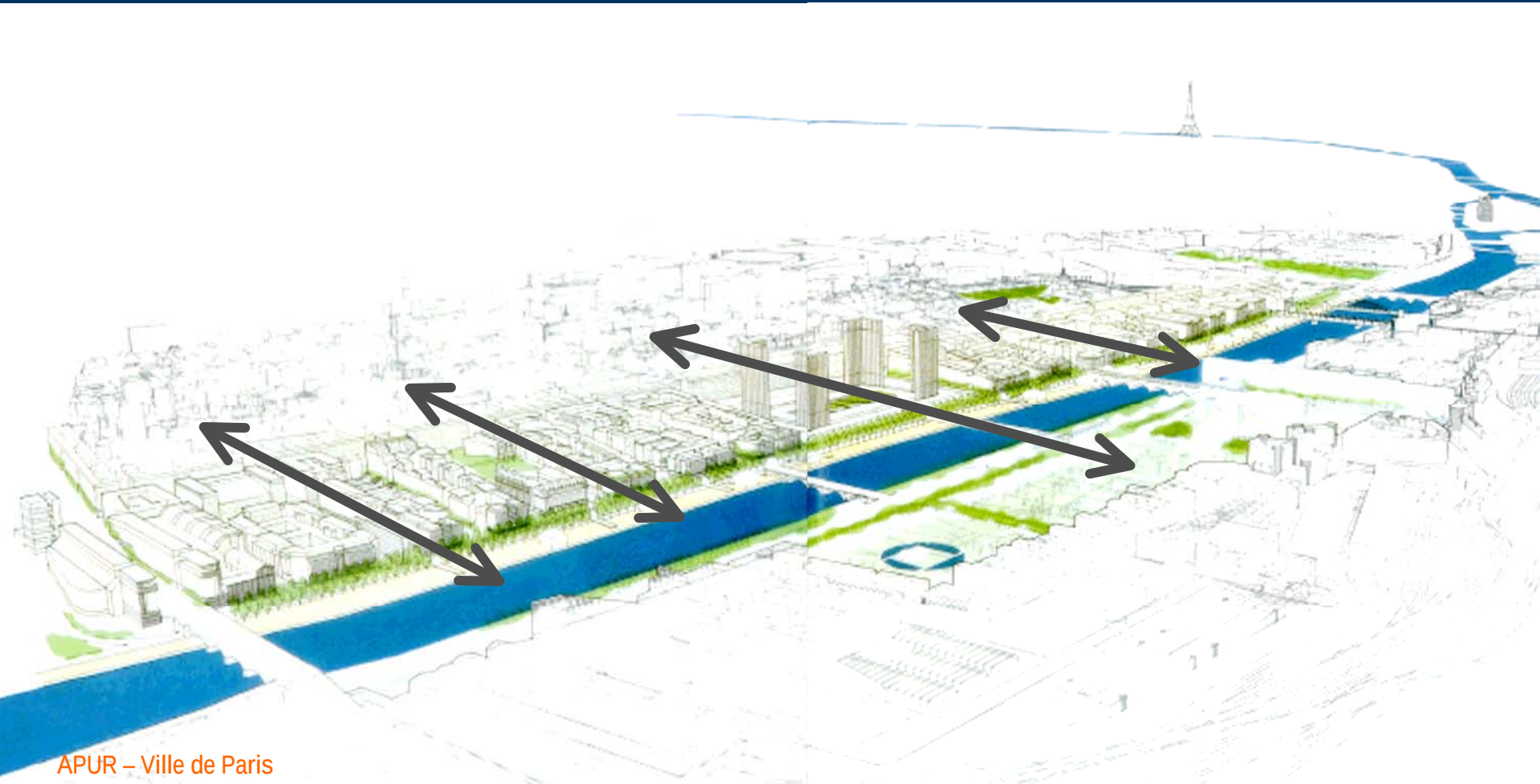


Notre Dame



(Not only) A 2,7 kilometre waterfront project

(But) An opportunity to reconnect local communities to the river



The scale of project : large (not oversized), « parisian » density, mix use

Paris Rive Gauche [data 2006]

Area : 130 ha (26 ha covered railyards)

Floor space 2015 : 2 200 000 m²

- Offices : 700 000 m²
- Housing : 430 000 m² (about 5000 units,)
- Facilities : 662 000 m² including :
 - National Library : 250 000 m²
 - University : 210 000 m²
- Other commercial uses : 405 000 m²
- Public parks : 9,8 ha

Gross floor area ratio : 1.7 (net : 3)

People 2015 : 15,000 residents, 30,000 academics & 60,000 jobs

Time scale : 1990-2015



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Time scale : 1990-2015

Paris La Défense [data 2006]

Area : 160 ha

Floor space : approx. 3 900 000 m²

- Offices : 3 000 000 m²
- Housing : 600 000 m²
- Shops : 210 000 m²

Time scale : 1958-2020 [+ 950 000 m²]



The scale of project : large (not oversized), « parisian » density

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Time scale : 1990-2015

Amsterdam Zuidas (2004)

Area : 275 ha

Floor space : 2 750 000 m²

- Offices : 1 172 000 m²
- Housing : 1092 000 m²
- Facilities : 485 000 m²

Time scale : 1997-2020

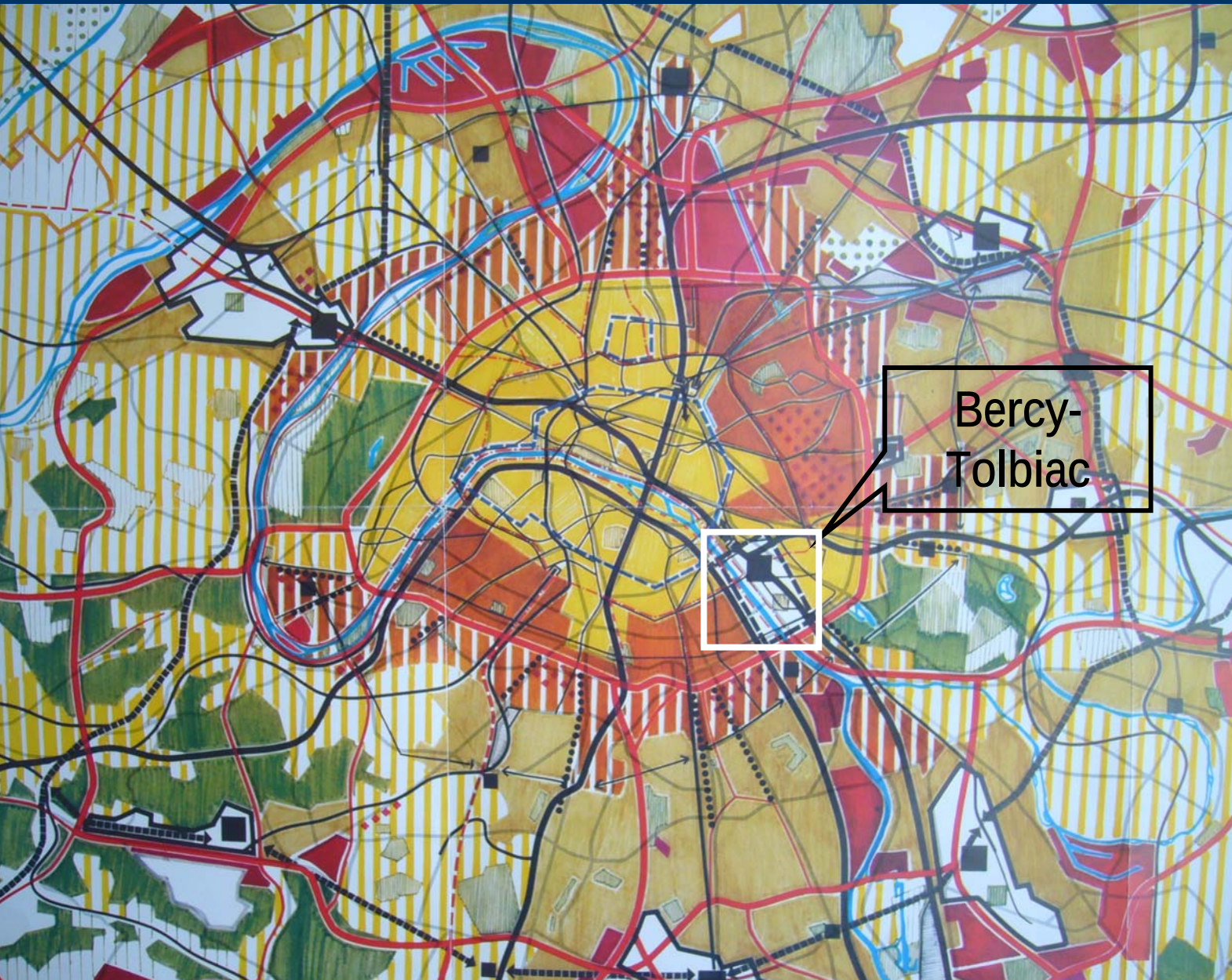


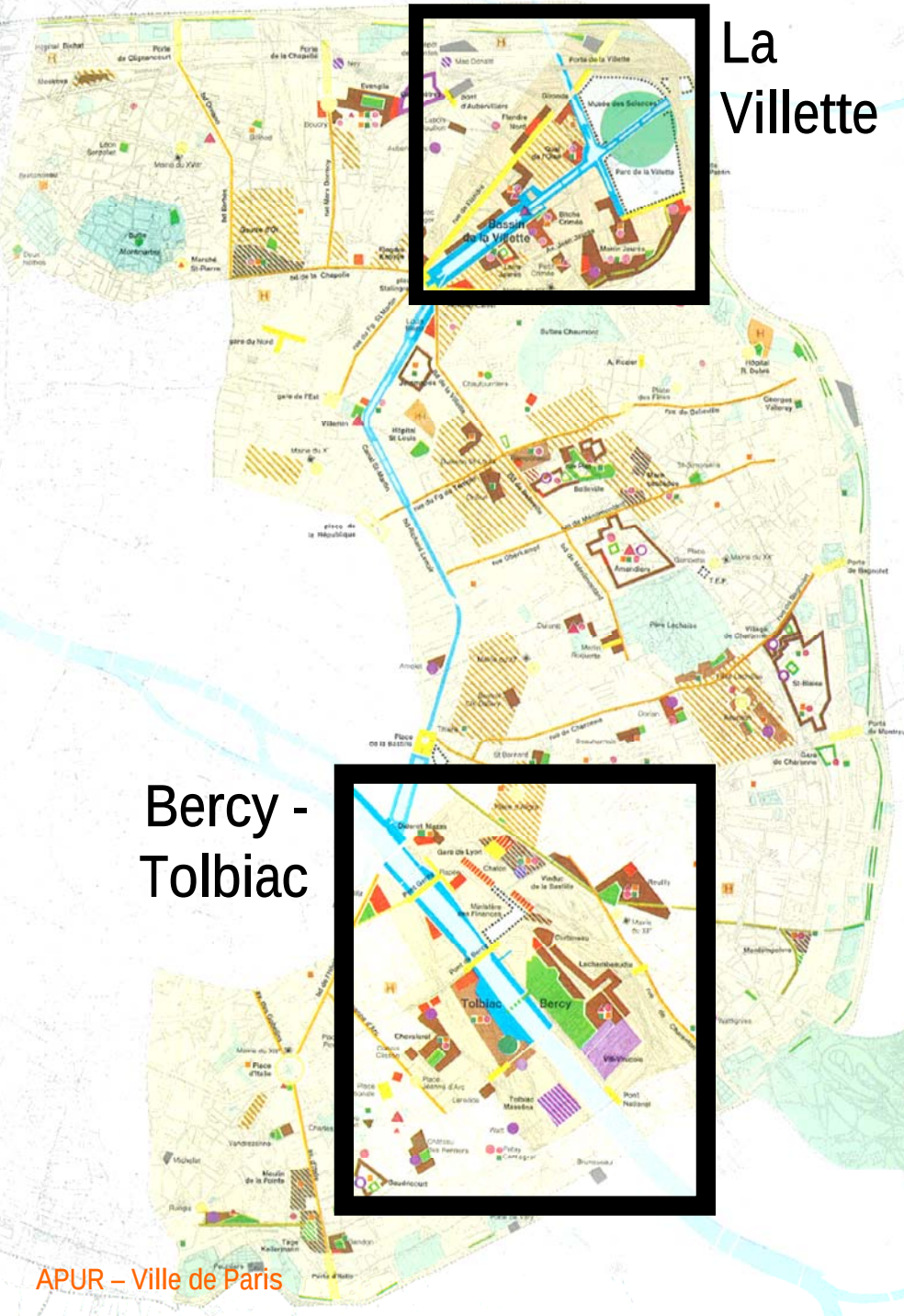
2. *Before* Paris Rive Gauche : planning, redevelopment strategies and opportunities

The area in 1989 : cargo terminals and decaying industries



Regional Plan 1976 : a need for a more balanced development East Side





La
Villette

Bercy -
Tolbiac

The First Steps
Paris South-East Plan 1973
Paris Framework Plan 1977

Implementing the Eastern Paris
Regeneration
The *Plan-Programme de l'Est
Parisien* (1983)

2 major sites :
La Villette
Bercy-Tolbiac

New ideas emerge from major-event led projects

1981-83:

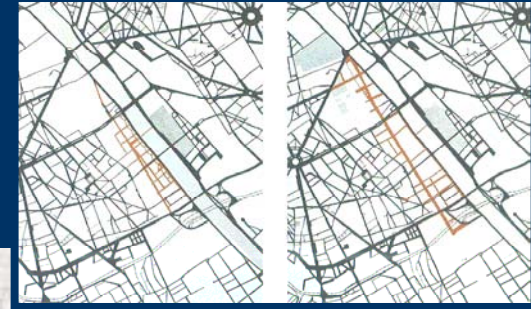
1989 Universal Exhibition : idea of moving the Left Bank Tolbiac Freight Station
Launch of the Right Bank Project (Ministry of Finance and Bercy area)

1985 :

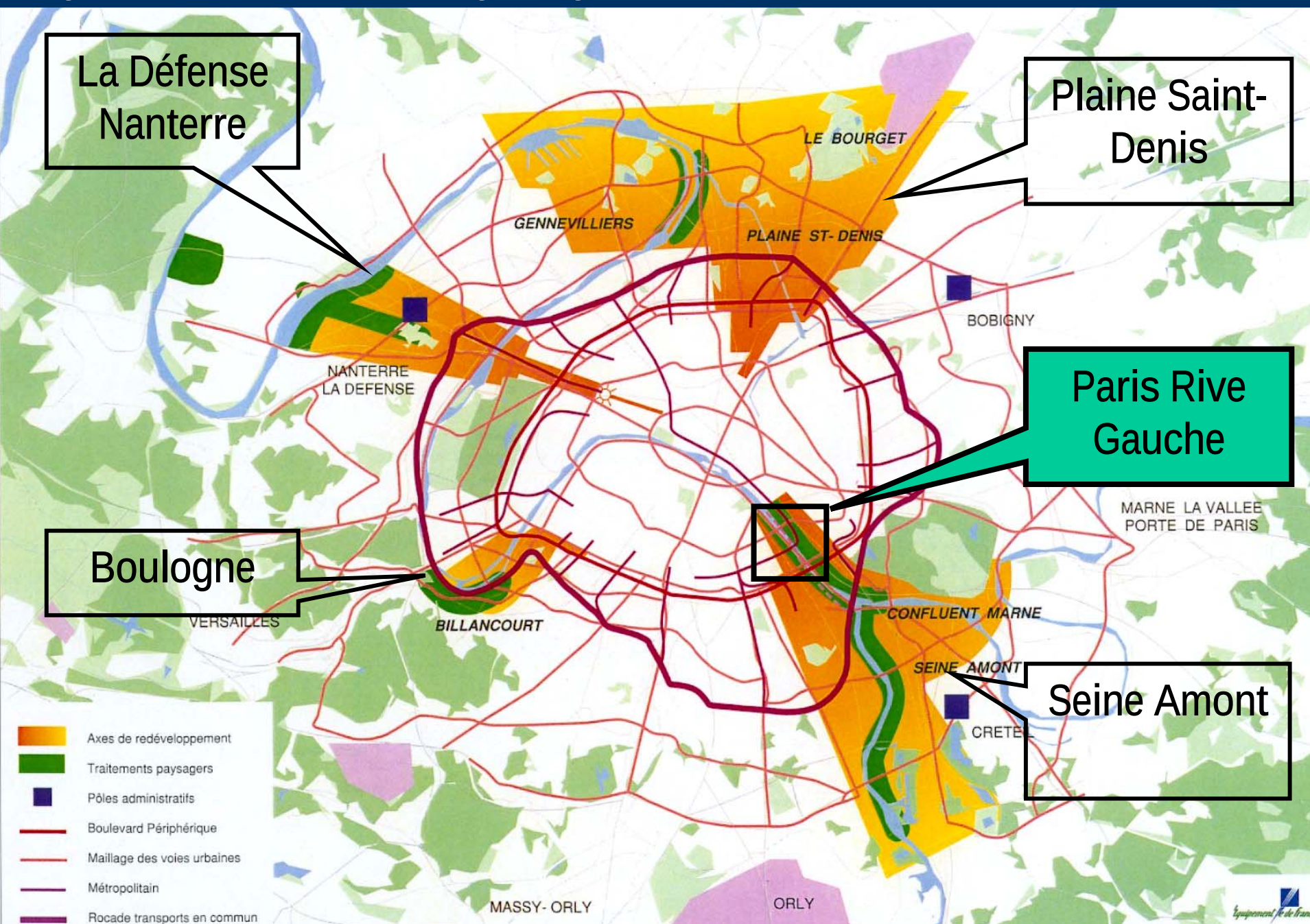
1992 Olympic bid : Recognition by politicians of huge potential of area
Idea of transfer of Austerlitz Station to the suburbs

1989 :

Idea of covering the railway tracks



Regional Plan 1994 : strategic regeneration areas on the Paris rim



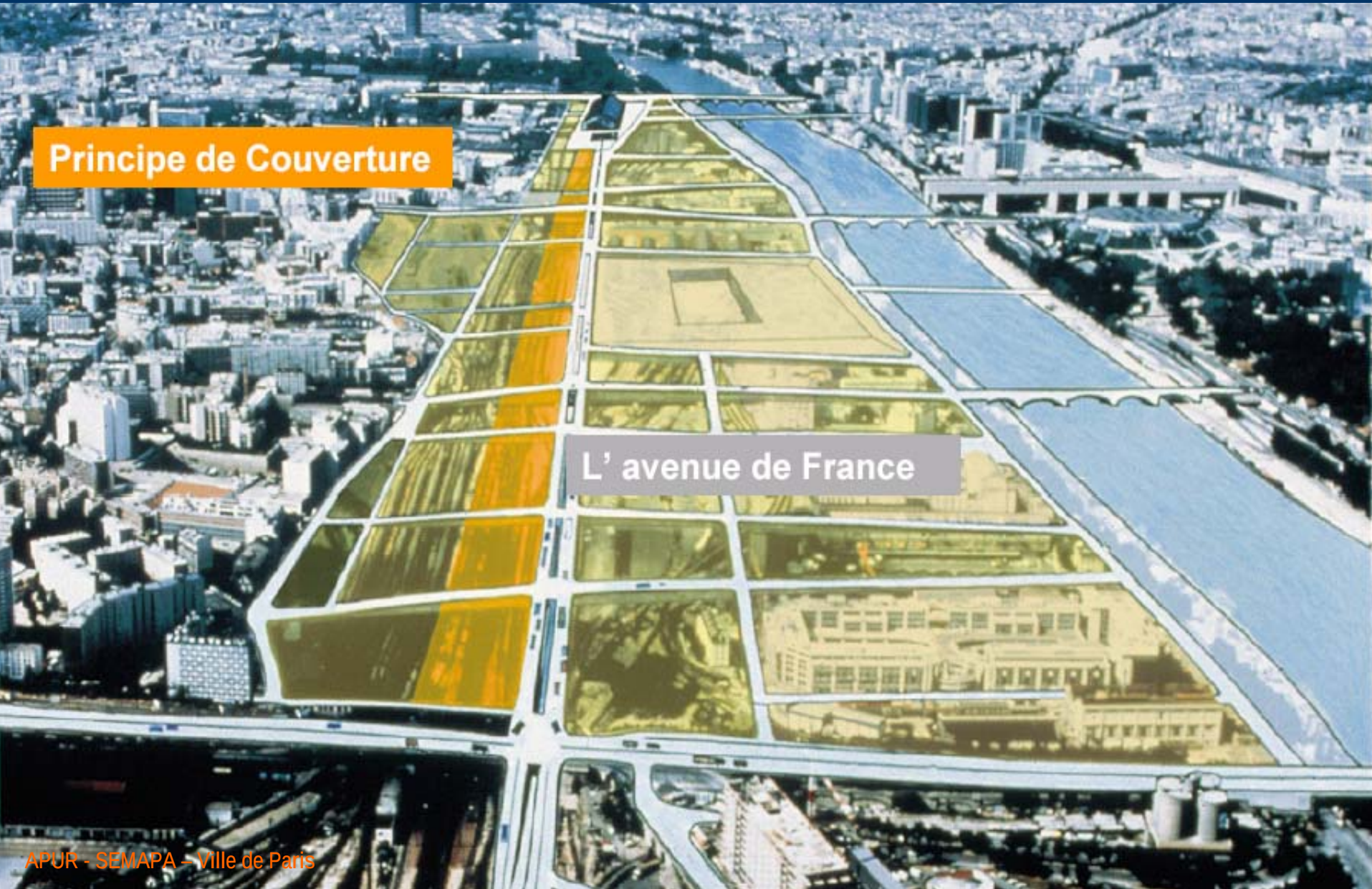
3. The Concept an integrated parisian district, not an urban island



Bridging the railway tracks with an artificial grid of streets 9 m above ground level (central spine avenue)

Principe de Couverture

L'avenue de France

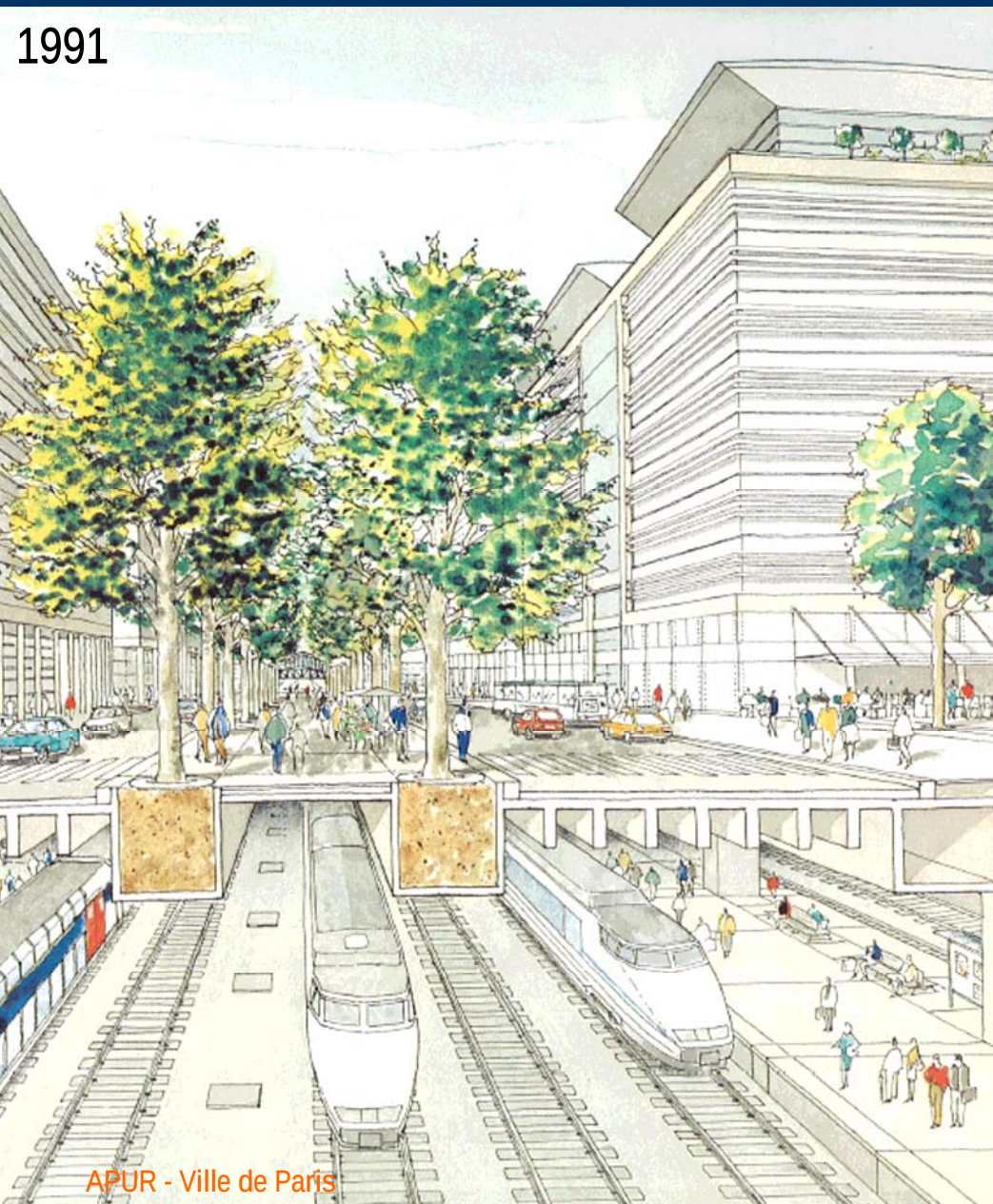


Building on a new level : offices on platform, housing on embankment

1991



The spine : a large avenue built on top of the compacted railtracks



Fluids, cables and tree roots
concealed in slab

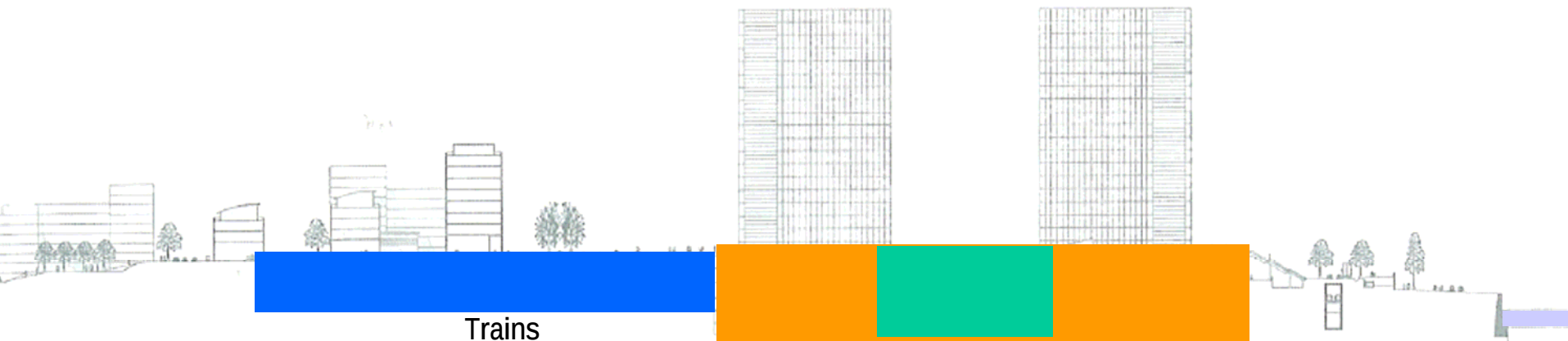
Underground car parks

Limited land acquisition

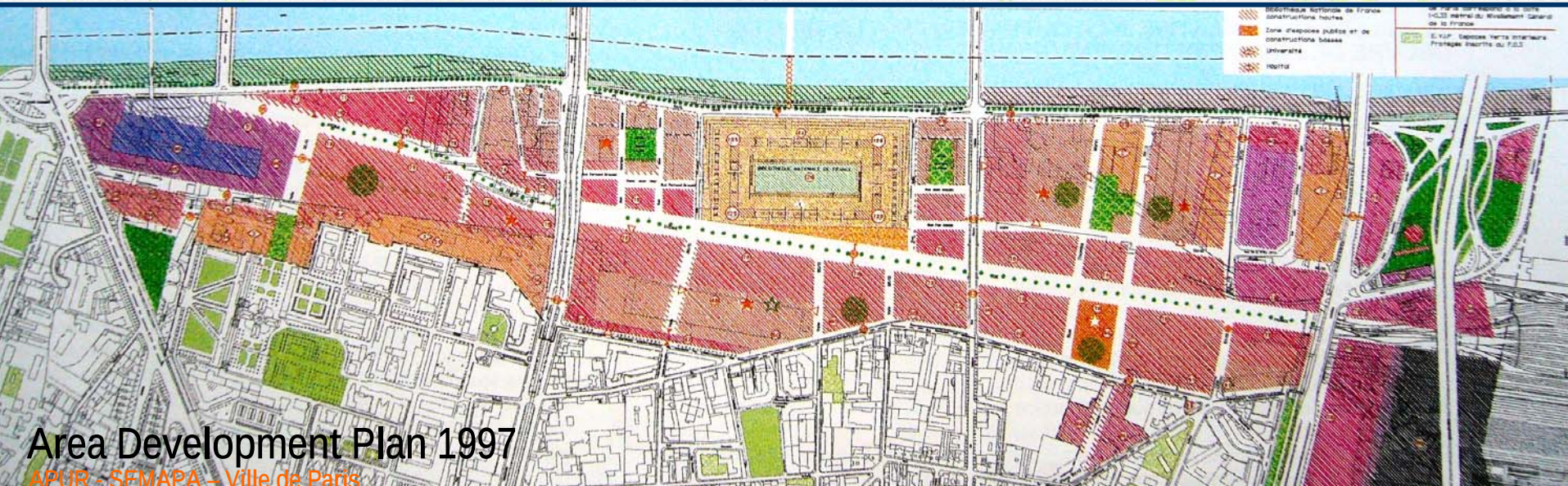
Difficulties arise after the
approval of Plan (1991)

Impacts of “urban slab solution”

- cost = large office programme
- technical constraints limit flexibility of planning
- physical : artificial ground, complexity of a 2-level city concept, pedestrian and road links



The framework of Project : Concerted Development Zone (ZAC) & Area Development Plan (PAZ)



Area Development Plan 1997

APUR - SEMAPA – Ville de Paris

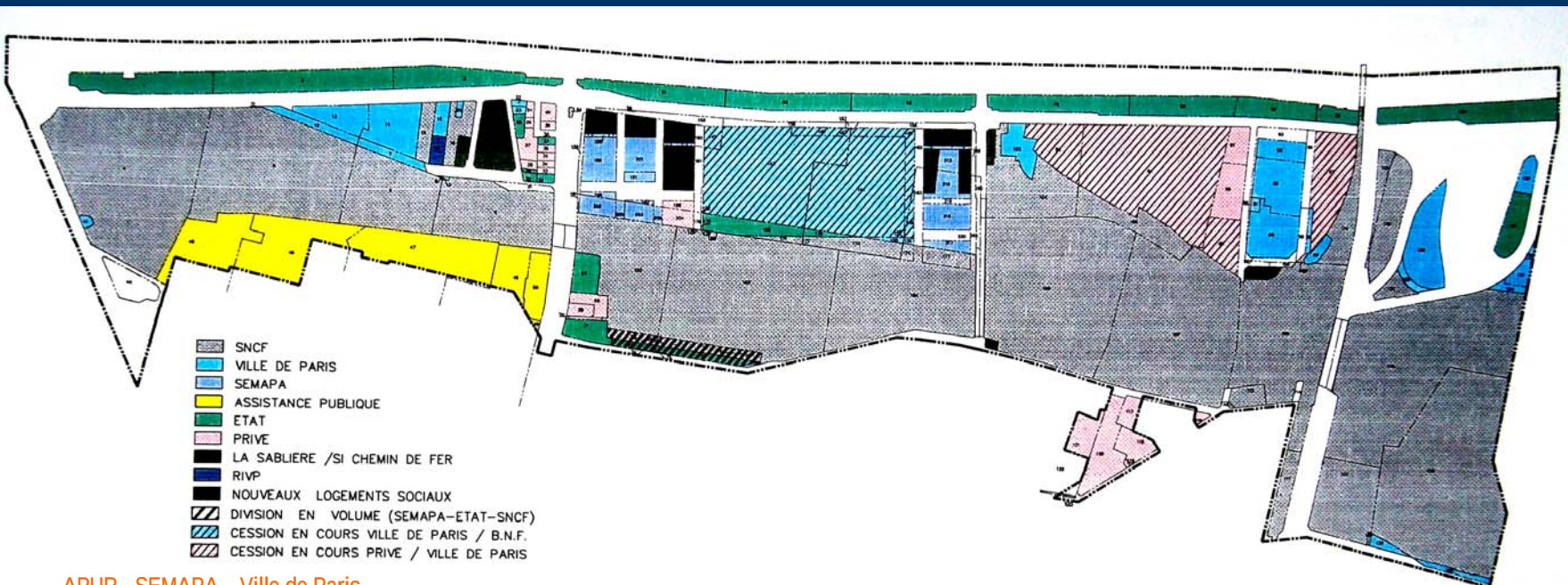
The developer (SEMAPA) : public partnership, private status

- Ville de Paris : 57% of shares
- SNCF French Railways : 20%
- French State : 5%
- Ile-de-France Region : 5%
- other : 1%

Tasks :

- Buying the land & creating infrastructure
- Master planning + architectural projects
- Selling the building rights

[www.parisrivegauche.com]



Financial Balance 1991-2005 (Millions € VAT excluded)

PARIS RIVE GAUCHE 1991 / 2015

Bilan prévisionnel en millions € HT

Dépenses (charges)	En million € HT	En %	Recettes (produits)	En million € HT	En %
• Acquisition et démolition des terrains • Travaux (VRD, couverture, SNCF...) • Dépenses accessoires (dont études/frais financiers/...)	1250 1095 730	40% 36% 24%	• Cession des terrains (droits de construire et cession emprises publiques) • Autres produits (participations, cession SNCF,...) • Université	2395 395 285	78% 13% 9%
TOTAL	3075	100 %	TOTAL	3075	100 %

3 Quarters of different character, each around a major facility

Austerlitz

Tolbiac

Masséna



Business – Housing

– Public Facilities

– Shops

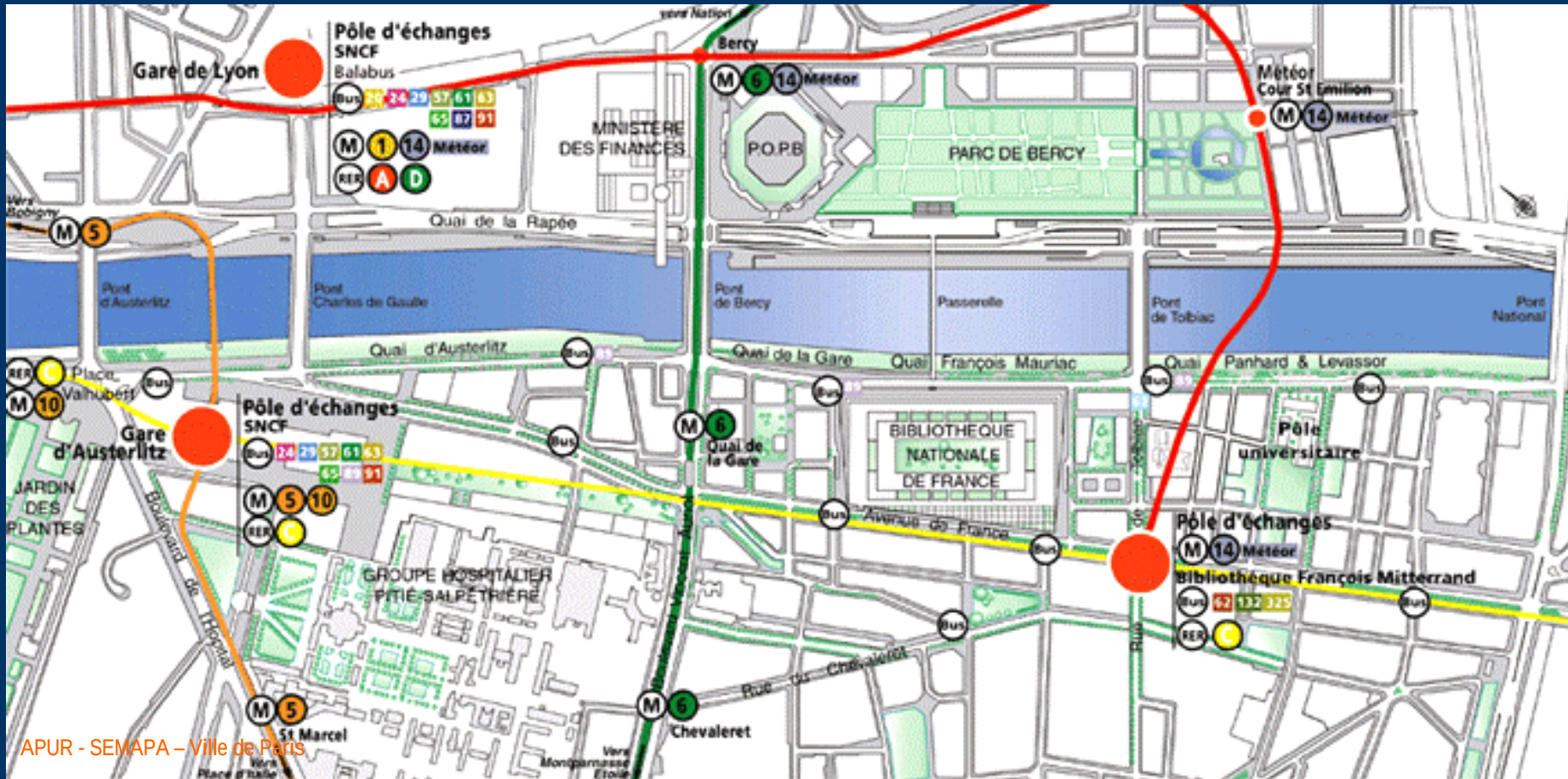
TGV Station

National Library

University

Different levels of accessibility by public transport

Lyon Station
(TGV, RER, M)



Austerlitz Station
(RER, M, future TGV)

Quai de la Gare Sta.
(M)

Bibliothèque Sta.
(RER, M)

Massena Sta.
(Future Tram)

ISG Grande
rue la capitale depuis
la Marine de Paris, qu
corbeille des opposants,
coll.

Champs-sur-Marne, de Levallois.
Piteaux, la loi spéciale
né à Paris en 1904. Il a
le média-projet. Et Jacques
Rue de Paris. Et Jacques
l'acte comme capitale du
La «réfesse» des Jacques
Prémont et l'effacement ambigüité : m
de la capitale des opposants.

Violente tempête sur Paris-Rive gauche

Lundi, le Conseil de Paris a
rejoué un air connu. Pour la di-
zième fois, le plus important
dossier d'urbanisme de la capi-
tale - la création du quar-
tier-Rive gauche (X^{III}) -
rééquilibrage.

PARIS-QUARTIERS
XIII^e ▶ Elles remettent

Les associations menacent Paris-Rive-Gauche

Associations

[illegible]

Mille, des riverains p...
Ils proposent de diviser la ZAC Paris rive gauche en trois
La contre-proposition des riverains pour la ZAC Seine Rive Gauche
 Mairie des Français
 P.O.P.
 Secteur 207-208
 Projet d'aménagement
 Point de Brève
 Seine

une zone résidentielle. Enfin plus périphérique, constitue surtout d'entrepôts, de grandes maisons d'anciens maîtres-maçons ou d'anciens maîtres de quartier. Le quartier de la rivière est planté de maisons de zone d'activité et de maisons «Le quartier Meteor. Il est servi par Meteor. Il est aussi juste à côté d'un quartier. Ceux qui sont en voiture d'autre part, pénétrer dans le quartier. Ils tendent à leur traverser la circulation dans les rues. Les moins s'ils y sont. Mais

é
nds
nes.
pour
cation
oureux.
sera des-
présente
u périph-
nt travail-
pas besoin de
Paris pour se
vaill. Les flux de
s le XIII^e seront
on met les bureaux
indique. Thérè-
sault, le président de
Bien sûr le projet
rend aus-

la partie
re chantier

de la Grande Bibliothèque, est actuellement l'un des plus m

1991-1997 : Harsh times -developing through conflict and market crisis

- 1991 : approval of Development Plan after public inquiry
- 1993 : coalition of associations win case in courts against Project

Arguments : too mono-functional, too car-friendly, lack of green space, destruction of most pre-existing buildings, lack of public consultation...

Manage to create a real public interest : residents, artists, architects...



1991-1997 : Harsh times -developing through conflict and market crisis

- 1995 : National Library delivered in a “no mans land”
- 1996 : private investors not interested, financial crisis of SEMAPA

New mayor, new urban policy : *“urbanisme à visage humain”*

- 1997 : approval of a new Development Plan after public inquiry

Major changes : no expressways, more preservation, more University,...

Public participation process : *Comité Permanent de la Concertation*



1998-2006 : Project takes off

- 1998 : Tolbiac area completed, 1st business moves in (Sanofi-Synthélabo)
- 2000 : metro line 14, financial and hi-tech businesses decide to come
- 2001-2003 : new Mayor, new Development Framework for Project

Major changes : less office building, more University and R&D, more public housing (50%) and more sustainability...

Constructive dialogue between players

- 2006 : State / Municipality conflict about a new location for the Paris Courts



Where do we stand now ? About ½ way from completion

Delivered or underway July 2006 (Building Permit)

5000 existing residents (1/3)

63% Office (440 000 m²)

80% Facilities

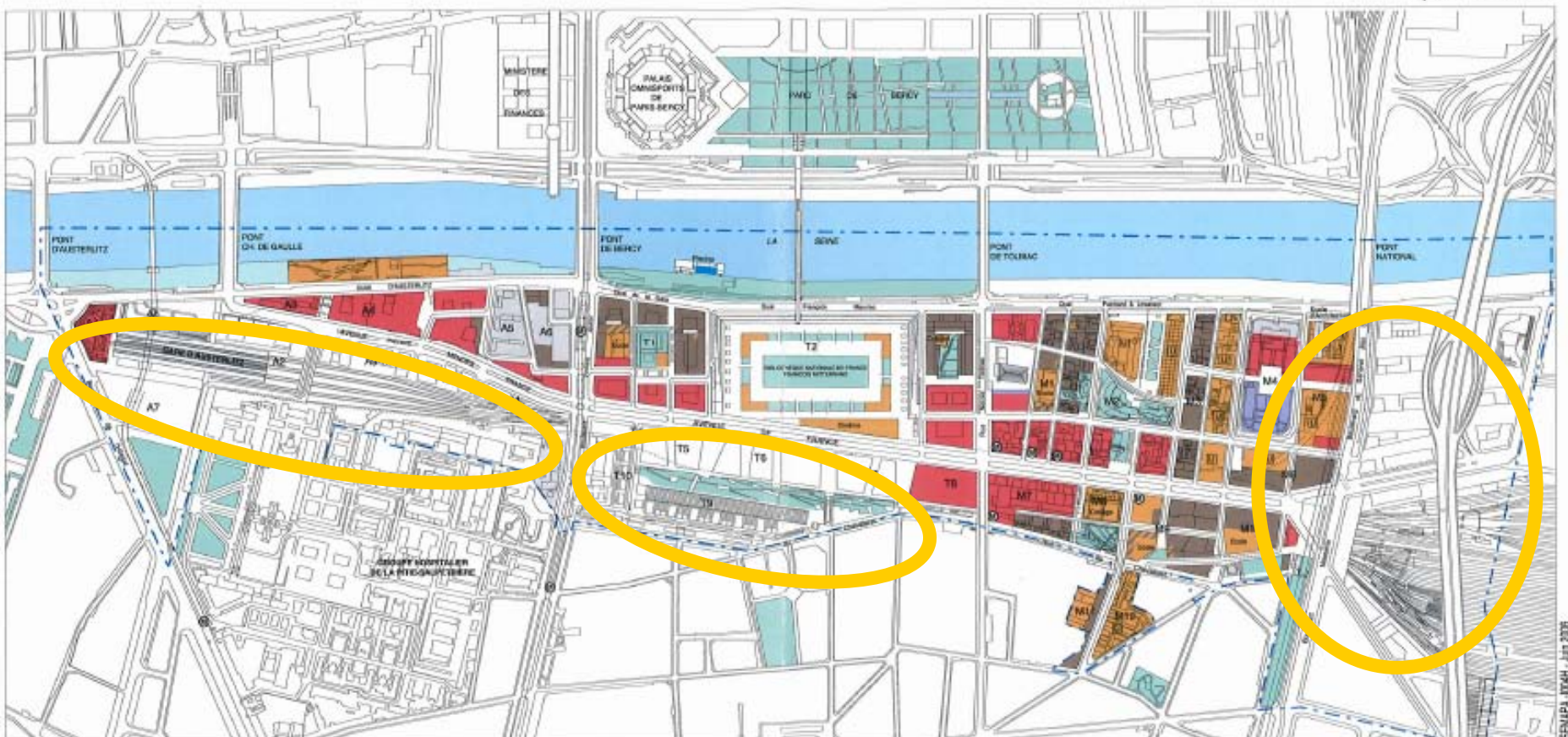
20000 existing jobs (1/3)

35% Residential (2000 units)

16% Other Commercial

3 areas yet to be developed

Constructions achevées, en cours de chantier, en cours d'étude
par FONCTION



5. A walk on the Eastside Living, working & creating in Paris Rive Gauche today... and tomorrow

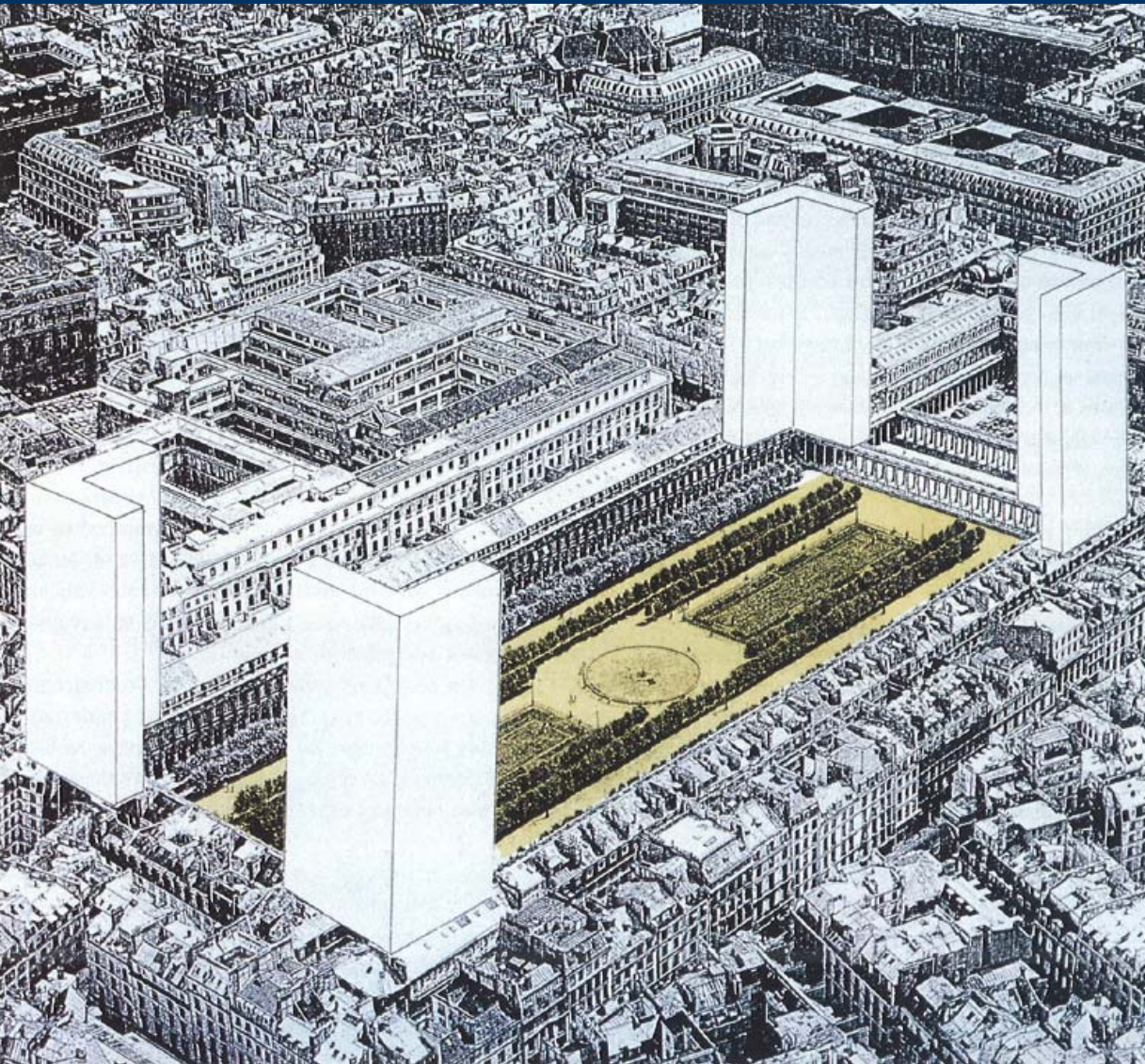


5.1. Tolbiac Quarter : around the Library



5.1. Tolbiac Quarter : around the Library

The National Library : urban mistake, cultural engine



“4 vertical books open to the World” Arch. D. Perrault

Decided 1989, open to public
1996

Physical ignorances of its
environnement

5.1. Tolbiac Quarter : around the Library

The National Library : urban mistake, cultural engine



Bad connections
with the street grid
and with the River

Unhospitable
esplanade

But : virtual and
concrete Library
(10000 visitors/day)

In local networks



5.1. Tolbiac Quarter : around the Library

The MK2 Cinema : a real public space



5.1. Tolbiac Quarter : around the Library

Residential development : predominantly social



5.1. Tolbiac Quarter : around the Library

New footbridge and swimming pool reinforce cultural and leisure functions



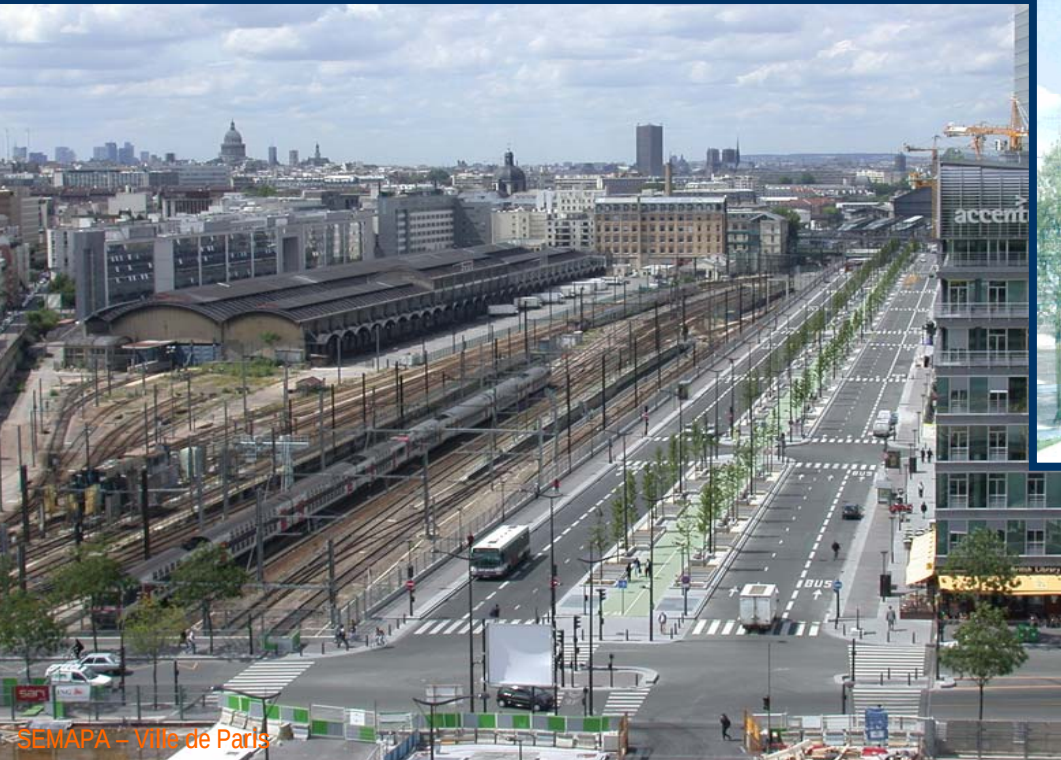
5.1. Tolbiac Quarter : around the Library

New footbridge and swimming pool reinforce cultural and leisure functions



5.1. Tolbiac Quarter : around the Library

Future redevelopment on South side of Av. de France awaiting decision : mix-use quarter with Arts Center or the Paris Courts of Justice ?



5.2. Austerlitz Quarter : around the Station



5.2. Austerlitz Quarter around the Station

Monotonous office-use along Av. de France (financial services, telecom, public sector, ...)



5.2. Austerlitz Quarter around the Station

A major issue : East-West link around Austerlitz and opening-up of La Pitié-Salpêtrière Hospital



5.2. Austerlitz Quarter around the Station

A major issue : East-West link around Austerlitz and opening-up of La Pitié-Salpêtrière Hospital



A very large hospital (9000 staff, incl. 2000 MD)

A biomedical research center

Not fully integrated in PRG



5.2. Austerlitz Quarter around the Station

River front : Docks of Paris reconverted into a “Fashion and Design City” (2008)



5.3. Massena Quarter : around the University

A blend of old & new and a real mix of fonctions

2003



5.3. Massena Quarter : around the University

Office and retail development around Metro-RER Interchange

A major cross-roads & a focal point of development, **but** :

- lack of a major public space
- lack of shopping facilities and housing
- large monofunctionnal blocks



5.3. Massena Quarter : around the University

An open-block concept becomes an urban Campus : density, variety, integration



Massena Nord (1995-2010)

Architecte-urbaniste : Ch. de Portzamparc

5.3. Massena Quarter : around the University

Public and free market housing, University in reconverted Mill and Flour Granary



5.3. Massena Quarter : around the University

A New Latin Quarter in 2008 ? 4 universities split up into urban scale buildings

- Paris 7 Diderot : Physics, Chemistry, Bio-Sciences, Humanities
- Institute of Oriental Languages and Civilisations
- School of Architecture, Univ. Of Chicago
- 20000 students by 2008

Common Facilities : libraries, services & shops, start ups incubator, ...



5.3. Massena Quarter : around the University

Paris Bio-Park (2007) :
industrial 'hotel' reconverted
into a Center for mature
biotech businesses

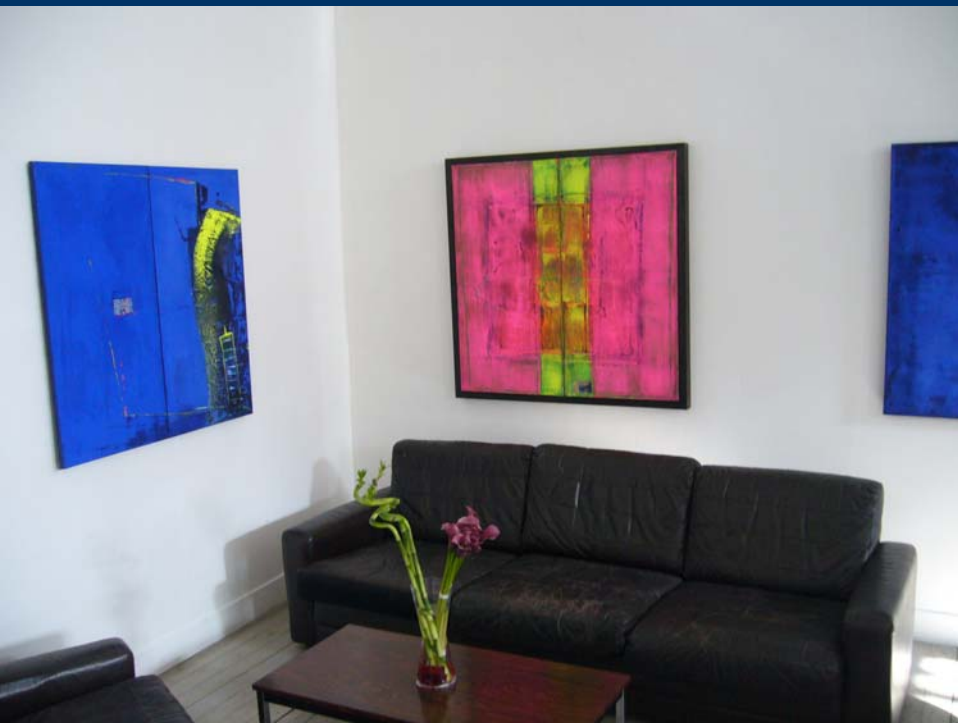


5.3. Massena Quarter : around the University

Les Frigos : an artist squat becomes a cultural focal point of Project



250 artists
Creation and production site
15,000 visitors/year



5.3. Massena Quarter : around the University

A major issue : how to connect Paris Rive Gauche with Seine Amont Area?



The end of Avenue de France in 2006

Regeneration Area of Seine Amont :
synergies needed to develop in the bio-
technologies and health industry



5.3. Massena Quarter : around the University

A major issue : how to connect Paris Rive Gauche with the Seine Amont Area?

The Massena Bruneseau Project (2004) : a medium-rise development awaiting decision

Arch. Y. Lion



6. Some lessons from Paris Rive Gauche



6. Some lessons from Paris Rive Gauche

1. Planning perspective : PRG = a 'Megastructural project' but is it a *Dinosaur*?
Public control, flexibility and long term evolution
2. Strong political and financial backup (Municipality & State) needed along development process to 'Point of no return'. What about the Regional level?
3. Public debate : fierce opposition better than a lack of interest. Participation has greatly improved the Project. But could an early participation have killed the project?
4. 'Metropolitan Centrality' or 'Urban Quarter' ? Mix-use integration or 'Mega-blocks'? Large-Scale Projects = strong contradictions. Street grid, land division, vertical mix of uses...
5. Is PRG a "3rd Millenium area for Culture, Research and Education" ? Too early to tell, some ingredients are there (such as pro-active players)