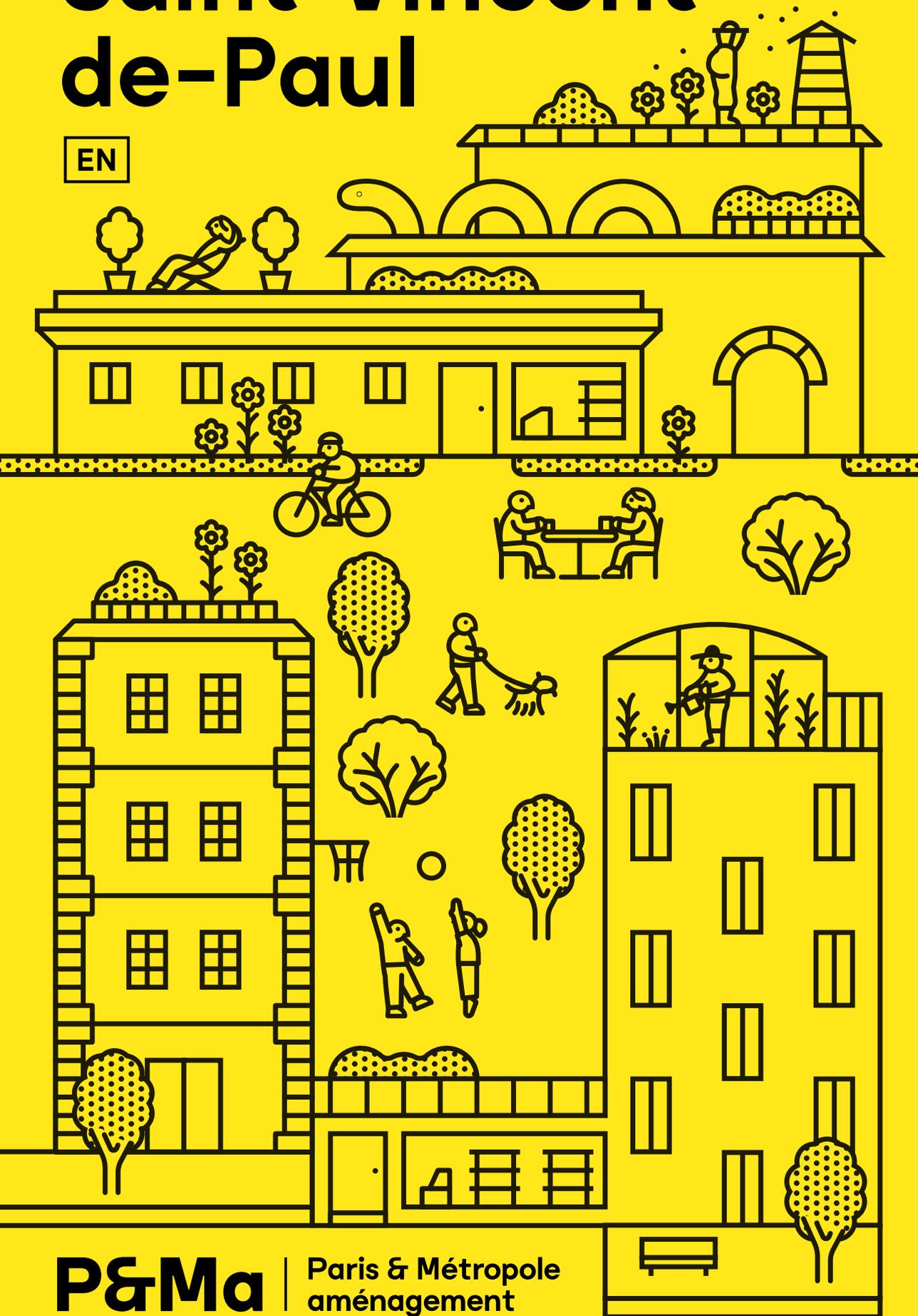


# Saint-Vincent de-Paul

EN



**P&Ma**

Paris & Métropole  
aménagement

# The project

The former Saint-Vincent-de-Paul hospital complex had a positive and inclusive reputation among Parisians even before a plan was developed to convert it into a new neighbourhood. Between 2012 and 2017, Les Grands Voisins have used the site for a number of temporary, cooperative, inclusive and creative initiatives. Since 2017, Paris & Métropole Aménagement (formerly Paris Batignolles Aménagement), the public company owned by the city of Paris, has undertaken the transformation of this site, without departing from the pioneering, sustainable and creative identity that gives it its character.

## The location

The future Saint-Vincent-de-Paul neighbourhood is located on a centuries-old site, a former novitiate transformed into a paediatric and maternity hospital, which closed in 2012. Halfway between the Denfert-Rochereau and Port Royal transport hubs, the exceptional setting is situated in the heart of the 14th arrondissement, bordered by convent gardens, the Paris Observatory and the Cartier Foundation, a leading contemporary art museum.

## The programme

The mixed-use neighbourhood will cover roughly 3.4 ha and include housing, public and private amenities, shops and businesses. Of the 60,000 m<sup>2</sup> of building floor area, some 43,000 m<sup>2</sup> will be dedicated to housing, including 50% social, 30% open market and 20% capped-rent. A shared flexible-use facility covering 5,000 m<sup>2</sup> will host a crèche, school and gymnasium. The appeal of the location is enhanced by 7,500 m<sup>2</sup> of businesses and shops and a private space for cultural and creative activities.

## Urban design

As urban project manager, the Anyoji Beltrando agency must strike a harmonious balance between the construction of the four contemporary blocks and the preservation of 60 % of the site's historic buildings, including their distinctive *cours anglaises*, or sunken courtyards. The structures and surrounding landscape will be organised around a central intersection with 4,000 m<sup>2</sup> of green space.

## Environmental requirements?

The aim of zero carbon, zero waste and zero discharge results in sustainable urban planning that involves transforming the building, reusing materials and managing resources. The project aims to achieve the high standard of energy efficiency set by the Passivhaus method. The strategy is based on heat recovery from the non-potable water network of Paris, supplemented by the CPCU (Paris Urban Heating Company), aiming for 100% renewable energy by 2050.



Robin courtyard, a kind of «village square»



The busy basement (*cours anglaises*, Maison des Médecins, Lingerie), a space for business and the emerging collaborative economy



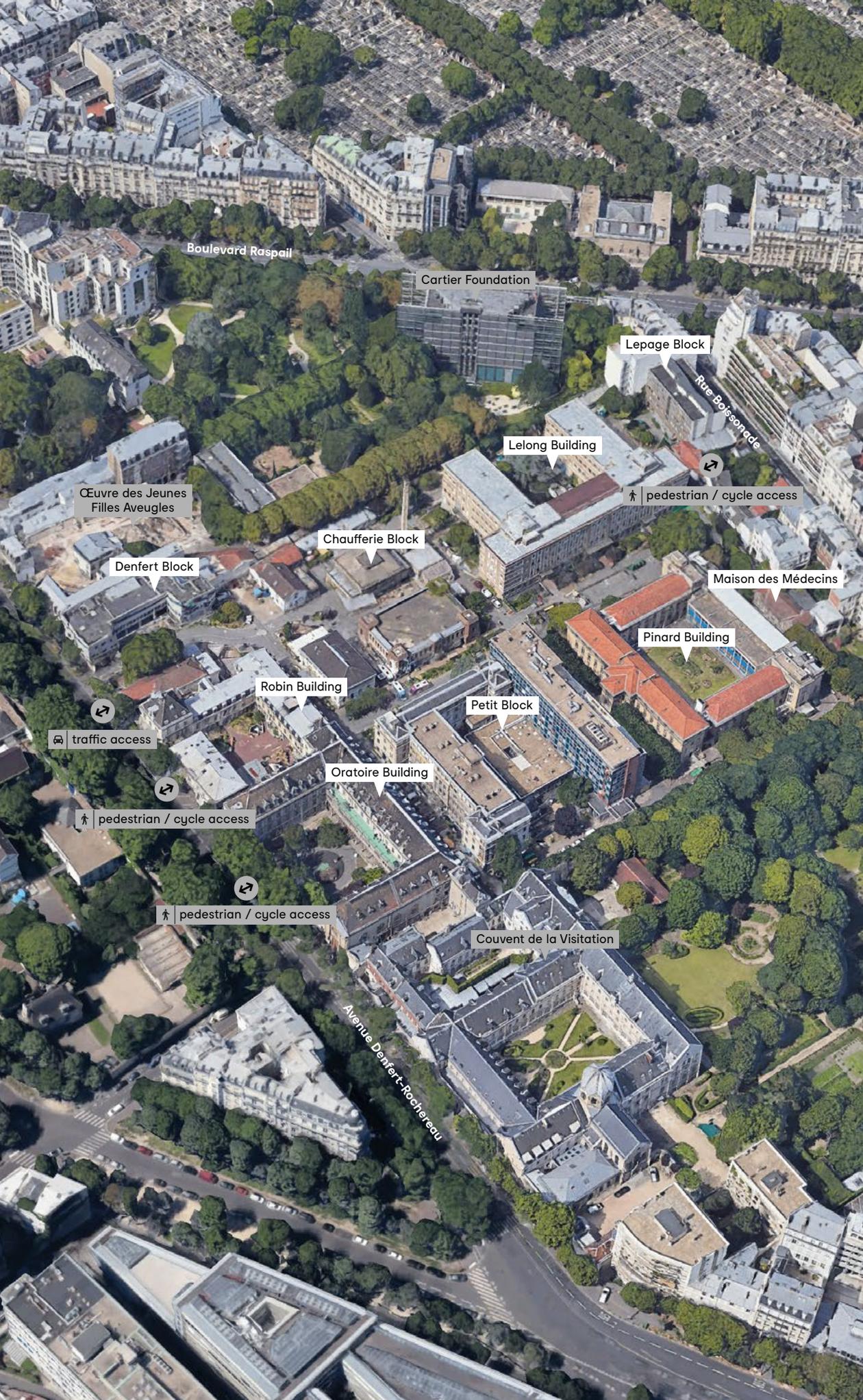
Boundary walk, a «meeting place»



An unconventional space that formerly housed the hospital nursery



Rooftop gardens for urban farming



Boulevard Raspail

Cartier Foundation

Lepage Block

Rue Boissorade

Lelong Building

pedestrian / cycle access

CŒuvre des Jeunes Filles Aveugles

Chaufferie Block

Denfert Block

Maison des Médecins

Pinard Building

Robin Building

Petit Block

traffic access

Oratoire Building

pedestrian / cycle access

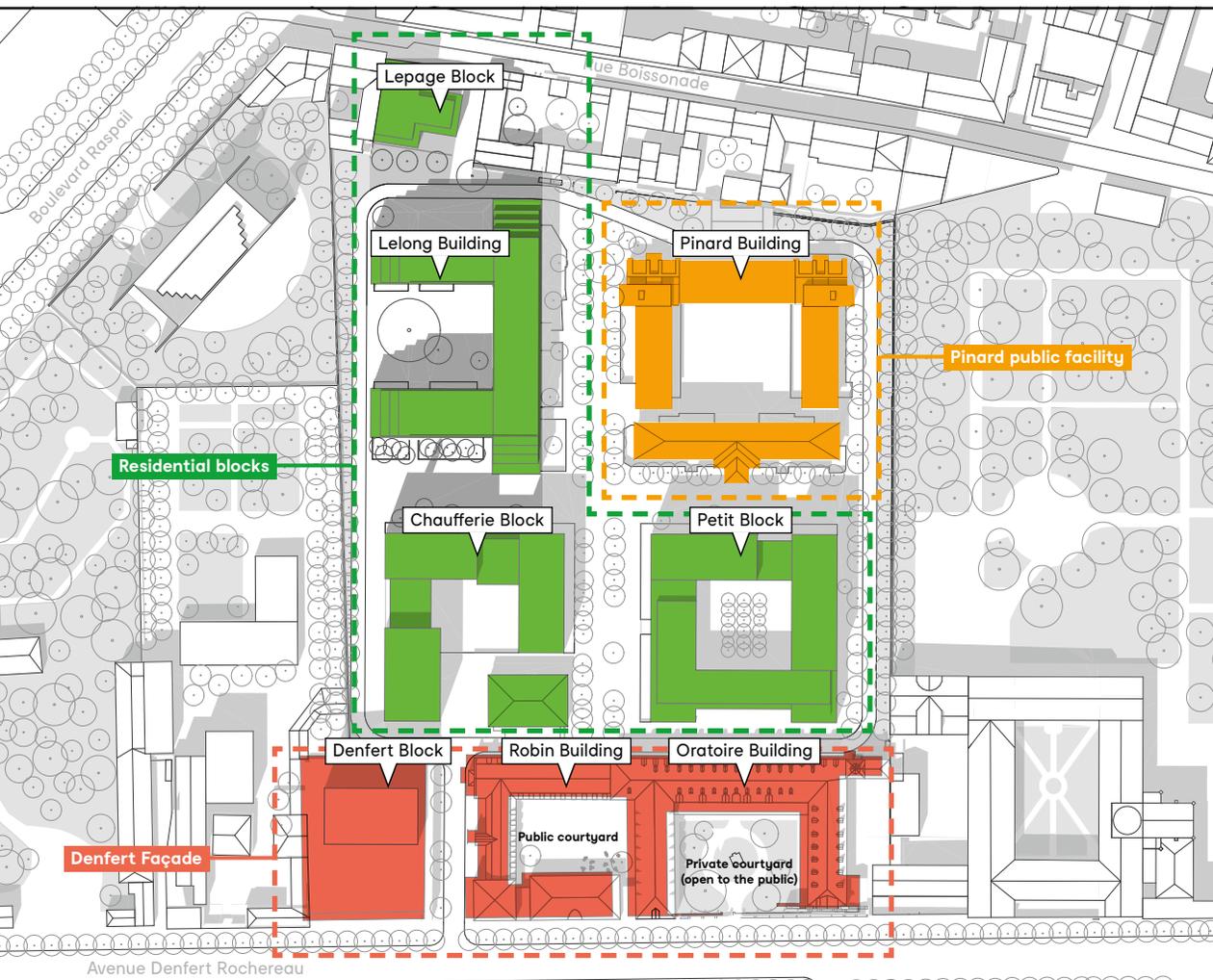
pedestrian / cycle access

Couvent de la Visitation

Avenue Denfert-Rochereau

# Five ways to make urban planning collaborative

The Saint-Vincent-de-Paul project relies heavily on usership, in addition to professional expertise. Future users of the neighbourhood are involved in designing the various programmes and in planning for the manner in which it will be managed. This approach is particularly pertinent with regard to the « commons », or collective spaces shared by the neighbourhood or by a given block or building. The success of the commons will depend in large part on input from users early in the process. All ongoing or upcoming consultation and tendering processes will take this usership approach.





# 1 Façade Denfert March–December 2019

The future Façade Denfert combines historic elements (Oratoire and Robin buildings from the XVII<sup>th</sup> and XIX<sup>th</sup> centuries) with the contemporary Denfert Block. The complex forms the development's façade, entrance and street address on Avenue Denfert–Rochereau. P&Ma and the City of Paris envision the façade as a unique feature, acting as a symbol of the future development and an influence on the city at large. It is the subject of two simultaneous tendering processes.

## Denfert Block

The tendering process will focus primarily on the construction and operation of a large, private facility for public use. The facility, dedicated to creative activities, is to become a new metropolitan destination steeped in the cultural and artistic tradition of the Montparnasse district. The block will also comprise 1,000 m<sup>2</sup> of open-market housing as well as an alternative transport hub.

**Programme** A 4,000 m<sup>2</sup> private facility for public use (structures and facilities necessary to serve the public good, or "CINASPICs")  
1,000 m<sup>2</sup> of private housing  
Hub for alternative mobilities

**Social housing providers** Developer, facility operator, cultural project managers

**Associated users** Locals and residents of the 14<sup>th</sup> arrondissement and of Greater Paris

## Oratoire and Robin buildings

The tendering process will focus on building capped-rent and open-market housing in a historic complex, bordering the Robin public courtyard and the Oratoire private courtyard, which is open to the public and classified as a protected green space. The programme also includes 1,200 m<sup>2</sup> of shops and businesses mainly located around the Robin courtyard.

**Programme** 5,840 m<sup>2</sup> of capped-rent and private housing  
1,200 m<sup>2</sup> of shops and businesses

**Tenders** Groups (developer, capped-rent housing lessors, project managers)

**Associated users** Future buyers and tenants

### Timetable for the tendering process

- Launch: mid-March 2019
- Submission of applications: summer 2019
- Bid submissions: autumn 2019
- Bid selection: winter 2019

## ② Residential blocks June 2018 – September 2019

Four developers with their project management teams were selected in the initial phase of a tendering process launched in June 2018. Project requirements include those pertaining to architectural quality as well as the proposed methodology to comply with «triple zero» commitments and develop a modern housing solution capable of meeting a variety of needs, anticipating the evolution of lifestyles and encouraging residents' involvement in the design and management of the building.

Lelong Building	
<b>Programme</b>	10,200 m <sup>2</sup> of private and social housing 1,200 m <sup>2</sup> of businesses
<b>Tenders</b>	Developers
<b>Associated users</b>	Future buyers and tenants
<b>Tendering process</b>	In progress, winning bid announced autumn 2019

### Teams selected

→ Urban Coop, Paris Habitat with Brunquell & Andre, BoW Wow and Mélanie Drevet (landscape designer)  
 → Vinci Immobilier – Redman/I3F with NP2F, OFFICE KGDVS and Etablissement (landscape designer)  
 → Bouygues Immobilier – Demathieu Bard/Batigère with Barrault Pressaco, Thomas Raynaud and 22 Degrés (landscape designer)  
 → Quartus/Habitat & Humanisme with Lacaton & Vassal, Gaëtan Redelsperger and Cyril Marin (landscape designer)

Meanwhile, three social and capped-rent housing programmes, meeting the same environmental and participatory requirements, are being entrusted to social housing providers.

Petit Block	
<b>Programme</b>	12,200 m <sup>2</sup> of social and capped-rent housing 1,300 m <sup>2</sup> of businesses
<b>Social housing provider</b>	RIVP
<b>Associated users</b>	Panel of future tenants
<b>Project management consultation</b>	February 2019–autumn 2019

Chaufferie Block	
<b>Programme</b>	10,300 m <sup>2</sup> of social and capped-rent housing 1,600 m <sup>2</sup> of businesses
<b>Social housing provider</b>	Paris Habitat
<b>Associated users</b>	Panel of future tenants
<b>Project management consultation</b>	January 2019–autumn 2019

Lepage Block	
<b>Programme</b>	2,500 m <sup>2</sup> of private and participatory design housing
<b>Housing providers</b>	Cohousing lessor
<b>Associated users</b>	Future residents

## ③ Pinard shared facility August 2018–December 2019

A consultation of project management teams is under way to convert the former Pinard maternity hospital into a public facility incorporating a crèche, a primary school and a gymnasium. The facility's design should be conducive to shared use by the three services and to partial public access during off hours. The three project management teams selected will submit their final offer in the autumn of 2019.

### Project management teams selected

→ Chartier Dalix architects  
 → Encore Heureux architects, Assemble studio, Atelier a+1, Jung architectures  
 → Atelier o-s architectures / Julien Beller

Pinard Building	
<b>Programme</b>	Public facility (primary school through year 8, crèche, gymnasium): 5,030 m <sup>2</sup> 1,400 m <sup>2</sup> of businesses in sunken courtyards



## 4 « Busy basements »

The Saint-Vincent-de-Paul « busy basements » are located within the blocks: ground floors, sunken courtyards, Maison des Médecins and Lingerie. In direct contact with public space, they play a key role in the lively and appealing atmosphere of the neighbourhood as a destination. The aim is to establish a creative community on-site and to use a fair and progressive rent policy to provide a launchpad for social, inclusive and creative enterprise.

### Activity hubs

A single investor will own the spaces. A business community manager, to be appointed later, will be responsible for promoting a cooperative dynamic among the occupiers and other users of the neighbourhood.

### Programme

approximately 7,500 m<sup>2</sup> of sustainable, creative and socially responsible shops and businesses (social and inclusive economy, artisanal crafts, etc.) including 2,000 m<sup>2</sup> of CINASPIC

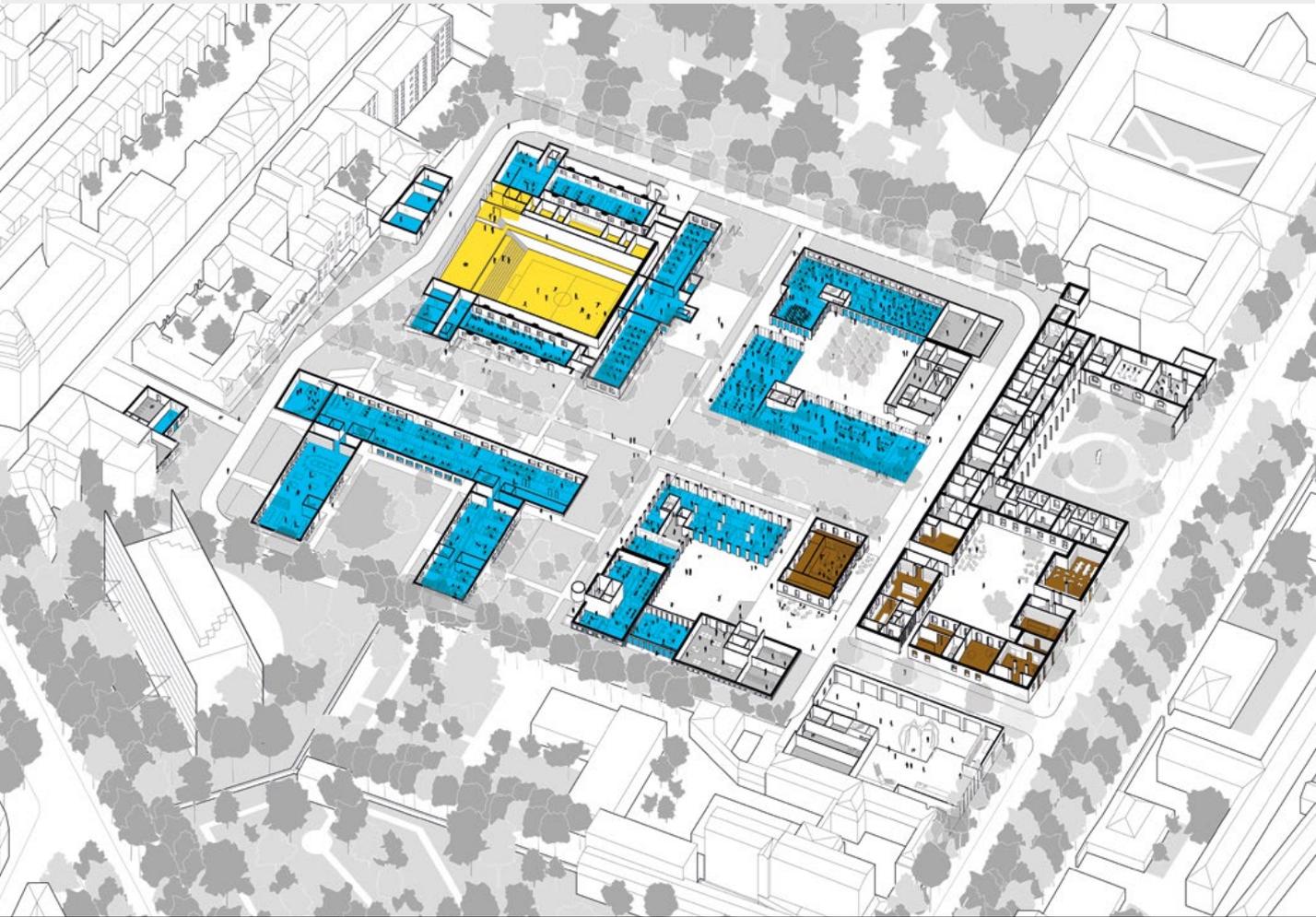
### Associated users

Shop keepers, businesses, collectives, associations.

### Tendering process

Leaser and facility manager (2022)

● Shops ● Businesses ● Public facilities (see Pinard section above)



## 5 Coordination workshops

The schedule of tendering and consultation processes builds in time for coordination workshops to be held for all of the projects. Already tested on the Clichy-Batignolles development, these workshops bring together all of the parties involved (designers, project owners, project initiators, property managers, City of Paris, etc.) so that they can fine-tune the project in a variety of aspects, including cohesive architectural design, the relationship to public spaces, handling of business premises, how to structure the commons, etc.

# Fertile ground

The current direction of the Saint-Vincent-de-Paul development processes is due both to the new operating methods launched by the City of Paris with calls for innovative proposals and to the preliminary phases of temporary occupancy and early groundwork. The phases are aimed, in particular, at building commons where users can connect to the public aspects of the project, as well as to the spaces and amenities.

## Temporary occupancy and early groundwork

Two successive phases of investment in the premises (2012–2015, 2015–2017) were organised owing to the joint investment of the Aurore and Yes We Camp associations and the Plateau Urbain cooperative at Les Grands Voisins. Les Grands Voisins developed and oversaw the site's transformation into a welcoming live-work space. This « common goods factory » has explored new approaches to city living that are more inclusive, sustainable and convivial; cinema, fitness trails, international cuisine, cultural gatherings, markets, etc., have been fixtures of life here, extending a revitalising influence well beyond the development's boundaries. The space has become an attraction unto itself. A second early groundwork phase (2018–2020) with a reduced scope was launched in close consultation with the City of Paris, the 14th Arrondissement City Hall and the planning authority.



© Yes we camp

### Temporary occupation 2015–2017

20,000 m<sup>2</sup> of buildings and 15,000 m<sup>2</sup> of public spaces, 600 housed, 200 structures

### Early groundwork 2018–2020

9,800 m<sup>2</sup> of buildings and 3,000 m<sup>2</sup> of public spaces  
180 housed, 80 structures, 1,700 m<sup>2</sup> of commons

## Schedule

2017	2018	2019	2020	2021
	Temporary occupancy			
			Early groundwork	
	Consultation launch ● Lelong Building ● Petit and Chaufferie Blocks ● Pinard Building ● Façade Denfert			
			Project selection	
			Coordination workshops	
			Construction	

# Project stakeholders

## City of Paris and 14th Arrondissement municipality

### Urban planning

#### Planning authority:

#### Paris & Métropole Aménagement

The local public development company (SPLA) Paris Batignolles Aménagement was created in 2010 by the City of Paris to coordinate the Clichy-Batignolles development project (17th arrondissement). The SPLA, which became Paris & Métropole Aménagement (P&Ma) in December 2018, has been entrusted with additional projects since late 2016. On 26 December 2017, P&Ma and the City of Paris signed the Saint-Vincent-de-Paul concession agreement (14th arrondissement), whereby the company will be engaged in the new development project until 31/12/2023. In completing the project, P&Ma is realising the extensive urban vision of the City of Paris, including the overhaul of standards and practices, particularly in terms of reducing its carbon footprint and spreading a form of property development in which the users are active participants.

#### Urban project management

Anyoji Beltrando agency (urban architect), Alphaville (urban programmer), EVP Engineering (structural engineer) and ALTO Engineering (environmental studies).  
[www.anyojibeltrando.com](http://www.anyojibeltrando.com)

#### Landscape designer

Empreinte, 8'18", ARTELIA

#### Project management support

Le Sens de la Ville, Une Autre Ville, Amoès, KAIROS, CODRA, Alphaville, ATM

### Temporary occupancy and early groundwork

#### Yes We Camp

Since 2013, Yes We Camp has been exploring the possibilities of building, inhabiting and using shared spaces by offering innovative, practical and inclusive temporary facilities.  
[www.yeswecamp.org](http://www.yeswecamp.org)

#### Aurore

Since its founding in 1871, the Aurore Association has helped more than 20,000 people in insecure or marginalised situations to achieve social and/or professional integration. They have over 1,500 employees and run a volunteer network.  
[www.aurore.asso.fr](http://www.aurore.asso.fr)

#### Plateau Urbain

Created in 2013, Plateau Urbain aims to revitalise vacant buildings for the benefit of associative, cultural and inclusive projects and new companies, by providing temporary facilities at a reduced rate.  
[www.plateau-urbain.com](http://www.plateau-urbain.com)

## Contact

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