



# Saint-Gobain architecture competition at the Coignet site in the Confluence area, Saint-Denis

Overview of PLAINE COMMUNE and SAINT-DENIS

September 25, 2019

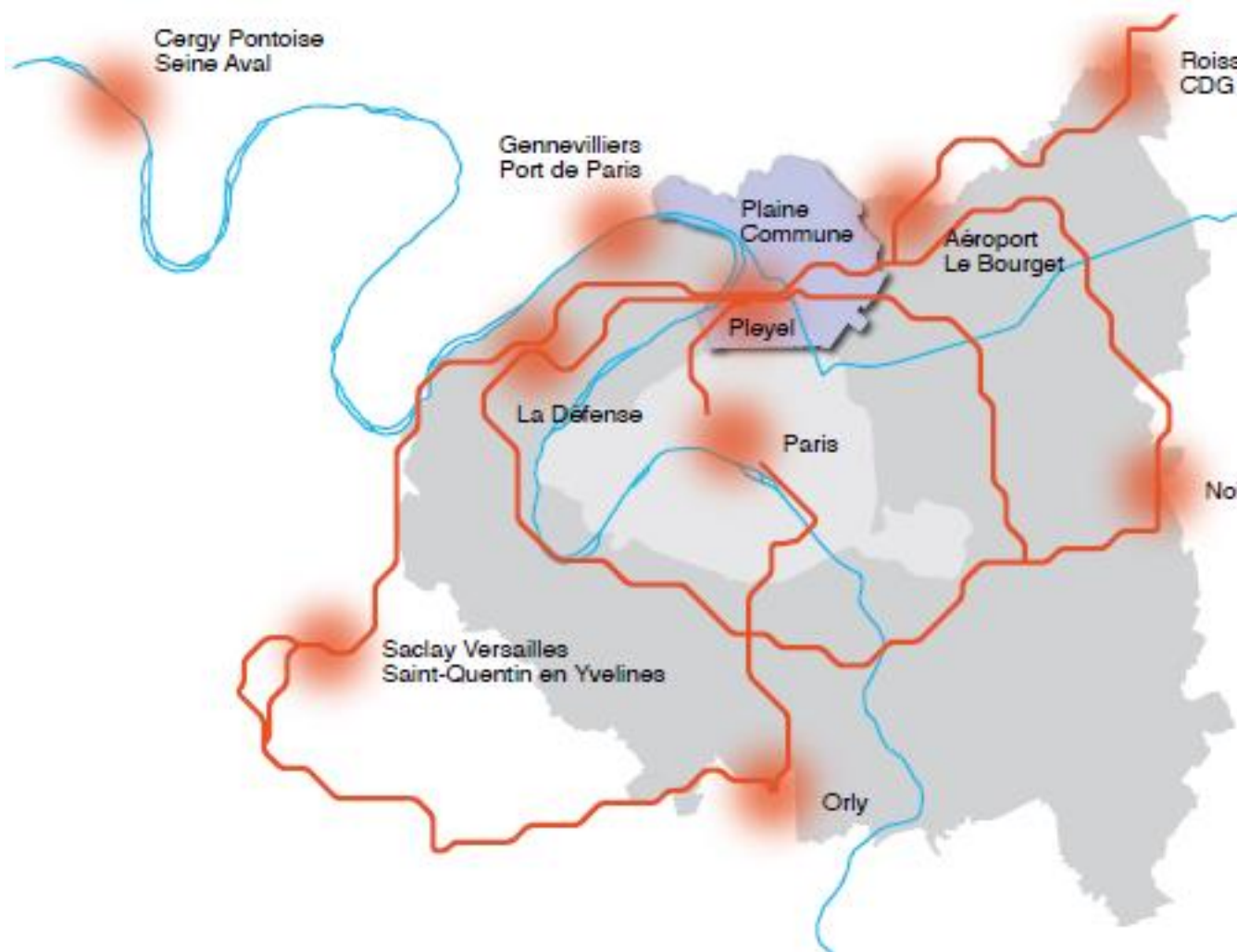
GRAND PARIS

*Saint* ★  
Denis

Plaine  
commune



# The area

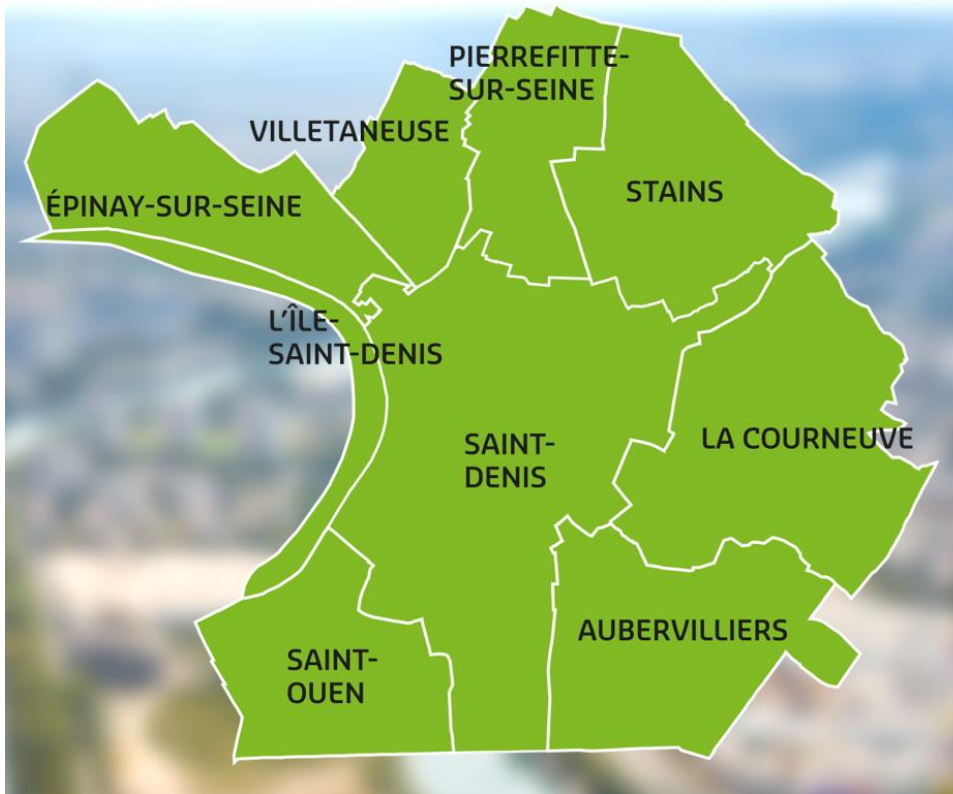


**A strategic area  
within the Greater  
Paris Metropolis**

**Within easy reach of  
Paris, between the  
hubs of La Défense  
and Roissy**



# The area



## A strong development dynamic but with socio-economic fragility

9 towns

5,000 hectares

430,000 residents of 134 nationalities

16,000 businesses, 43,000 students

Major tourist attractions

210,000 jobs ... but also

- 20.8% unemployment, 34.2% among under 25's

- a poverty rate between 20 and 50% of the population

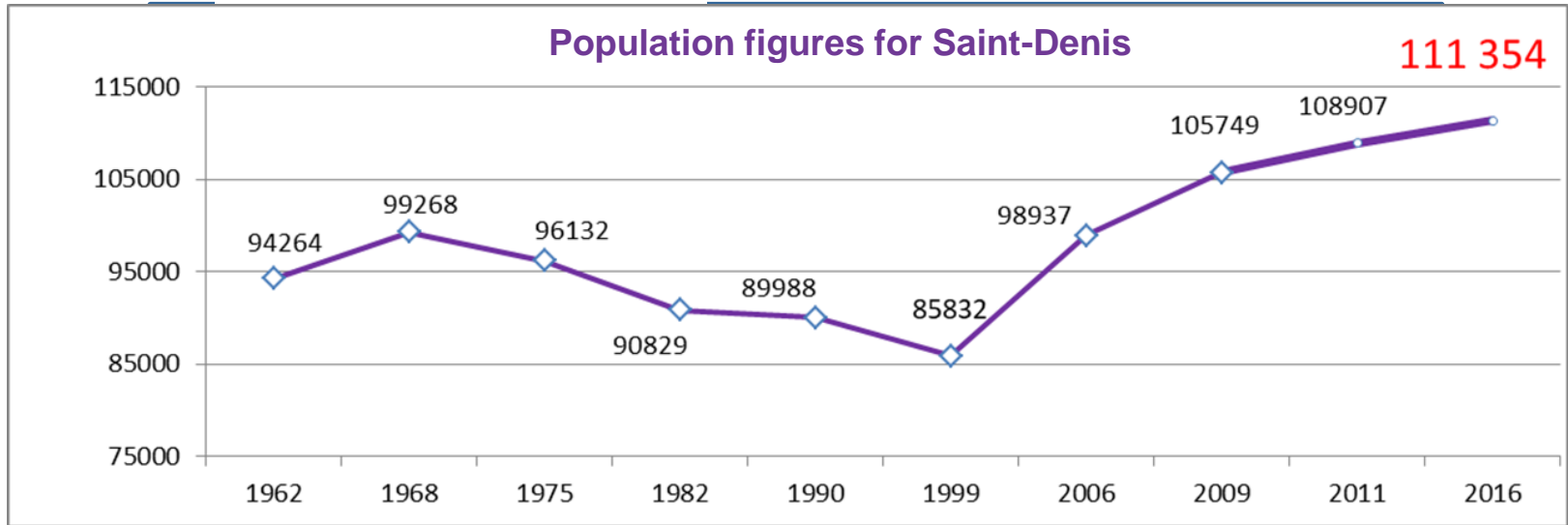
160,000 primary residences, including:

- 47.5% social housing

- 20% of dwellings unfit for purpose

- 33,000 applicants for social housing inc. 26,000 living in Plaine Commune

## Demographics consistent with the characteristics of the population and the socio-economic context



**1970-80:** plant closures and the resulting rise in unemployment cause the number of residents to fall.

**From 1990 – 2000:** efforts to redevelop the town center; industrial brownfield sites change the urban landscape and offer new opportunities for housing and a new economic business hub (for tertiary sector companies at present).

For often modest households, the lack of available housing and high costs remain a reality. Saint-Denis still plays a key role.

(New + old housing [through PNRQAD, a national program for the redevelopment of areas in poor condition, implemented by ANRU, the national agency for urban redevelopment]).

**A young, multicultural population. Working-class neighborhoods still in the majority**

- 45% of population under 30 (36% in France as a whole), large number of young households and children under 10
- 31% of foreign nationality (13% in Île-de-France)
- 62% blue-collar workers / employees (51% in France)

**A representative town in which trends observed overall are amplified**

- 43% of over 15's with no qualifications (30% in France)
- Erosion of stable, full-time employment: SD: perm. contracts 82%, P/T 19.2%  
Fr: perm. contracts 84.8%, P/T 17.9%
- Overall unemp. 23.3% (Fr 13.6%); unemp. 15-24 yr olds = 41.2% (Fr 28.6%)
- Increase in single-parent families (SD 26.3%; Fr 15.3%)

**Slow changes occurring across the local population**

- The structure in terms of socio-professional groups is catching up with France as a whole (higher managerial and professional occupations: SD 12% / Fr 16.2%; intermediate occupations: SD 19.3%; Fr 25%)
- The qualification levels and incomes among residents are improving, resulting in greater contrasts



# 9 municipalities, 1 project



**The Plaine Saint-Denis was initially one of the largest industrial zones in Europe ... but is now a 600-hectare brownfield site.**

**A pioneering area marked by its history as a popular, working-class suburb**



# A vision and a shared political will

## From 1985 to 2000

Formation of the *Syndicat Plaine Renaissance* – **an association of municipalities established to acquire the means to take action across the area** – to address the deterioration of the Plaine Saint-Denis and embark upon a vast redevelopment project.

**From 1986 to 1990**, initiation of the **HIPPODAMOS Project** to define the basis for the economic and urban development plans.

The sector becomes “credible” again for the State and for businesses: large stadium for the 1998 soccer world cup; urban policy; significant State investments: green space to cover the A1 highway; RER (regional express network) train stations; extension of Paris Metro line 13; new canal crossing.

**From 2000 to present:** the right to centrality in a multi-centered metropolitan area.

### 3 strategic aims:

Create a welcoming area that asserts its working-class identity

Develop a major economic hub within the Paris metropolis

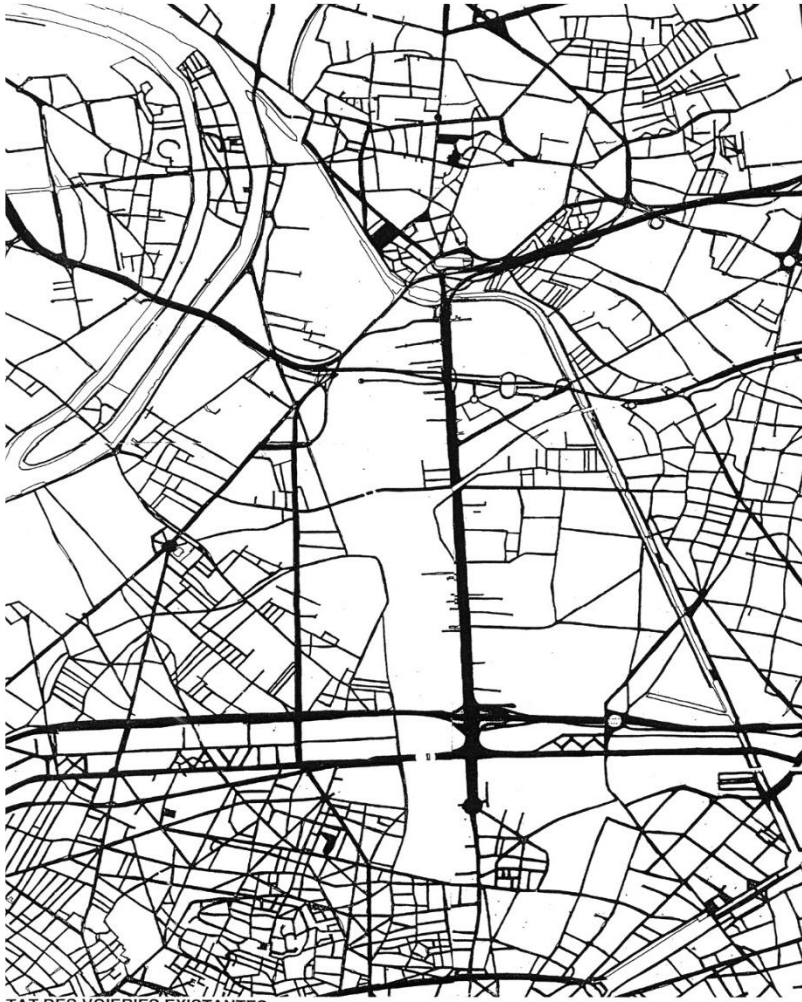
Continuously improve the environment and standard of living

**Cooperative policies** (multimedia libraries), **pooling** of engineering resources to bring the area into full operation and define sectoral policies so that action can be taken “with no holds barred”.

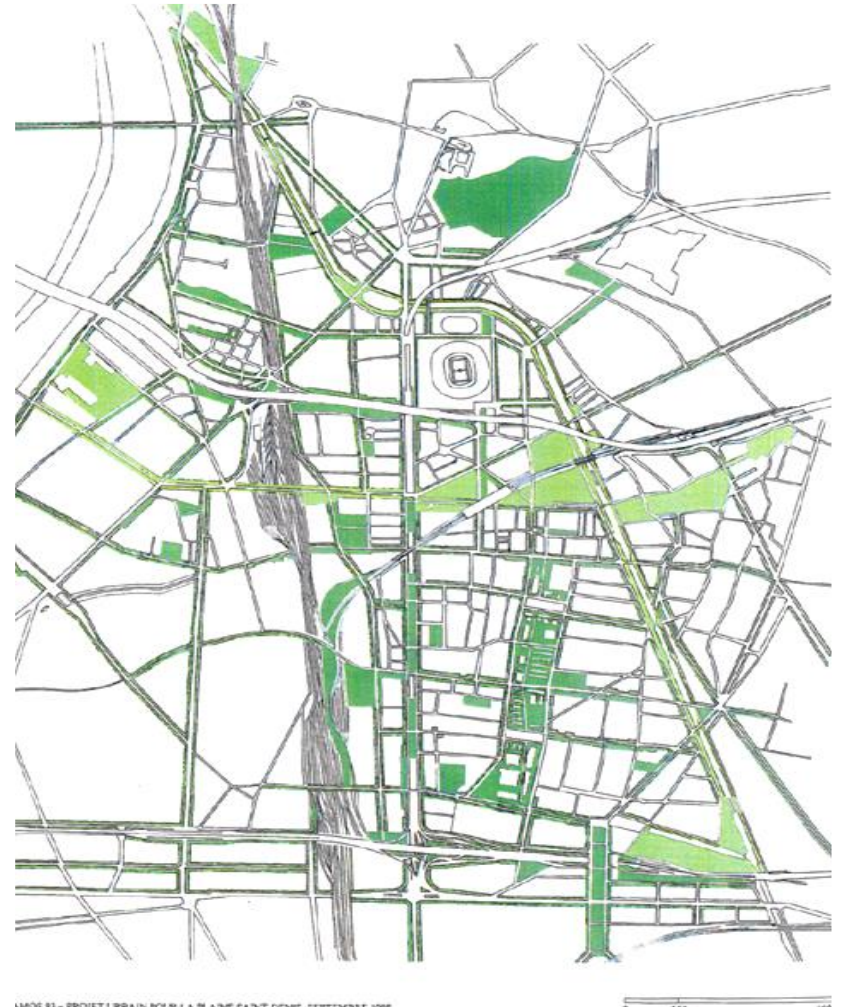


# Creation of an urban project

Road system 1994



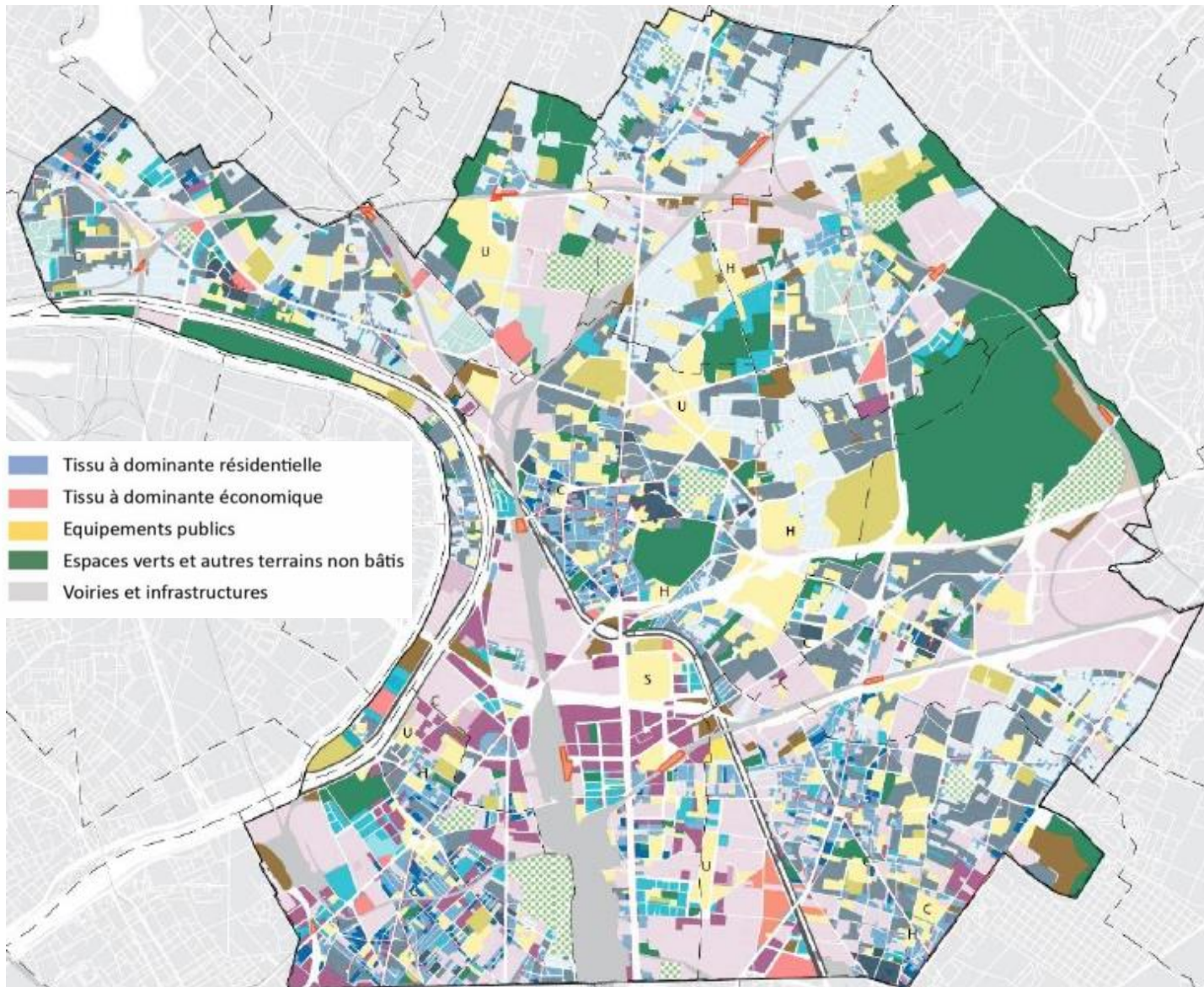
HIPPODAMOS 93 urban project



**Aims of the Hippodamos project: diverse mix of functions, modes of transport, public spaces and training hubs.**



# The area today



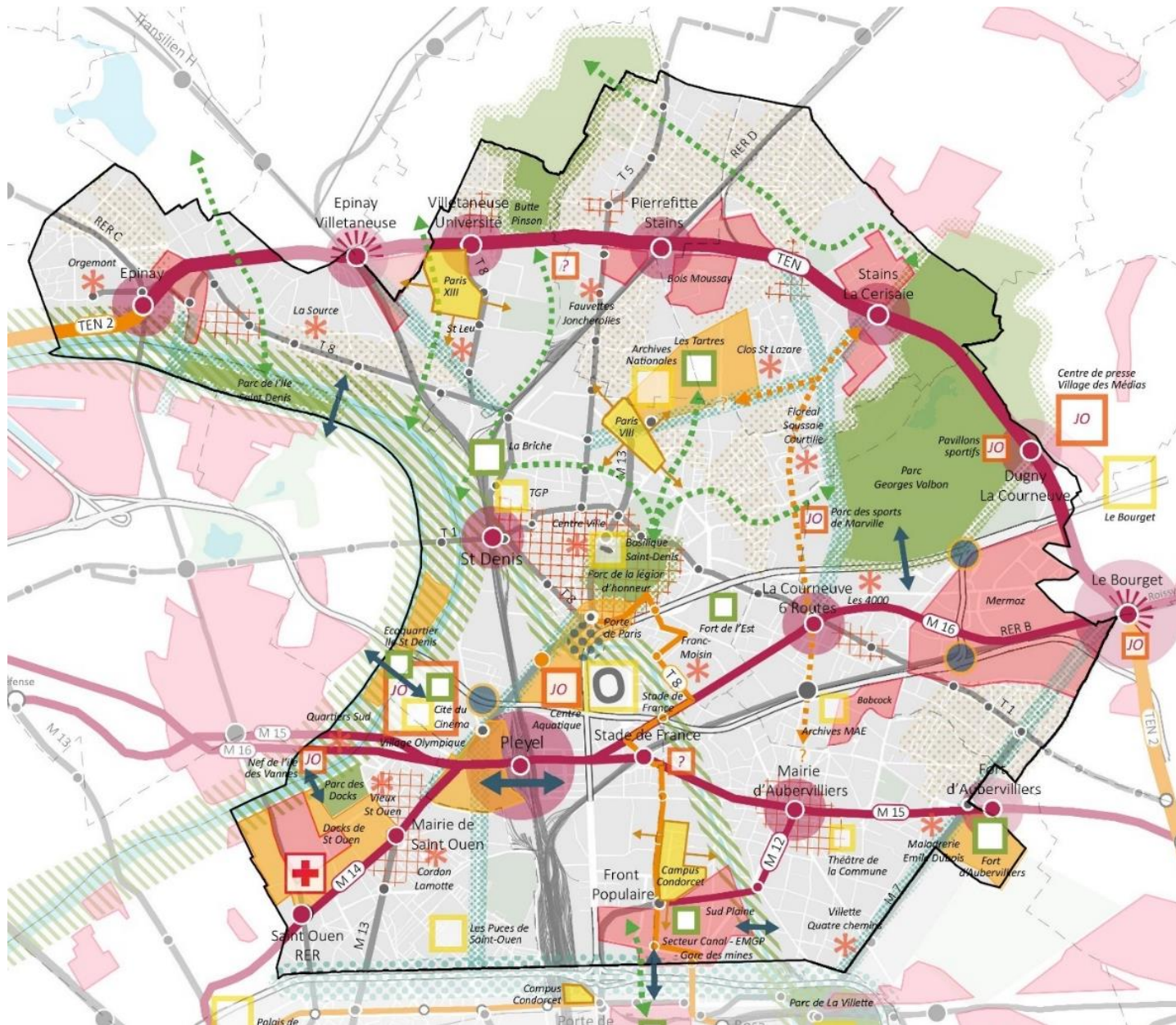
- ⑩ A patchwork of urban land, contrasts between north and south, urban divisions
- ⑩ Impressive urban features and landscapes
- ⑩ Huge transformation of the area

Wealth and diversity of urban fabric = advantage for land development  
Anticipated pressure to create an integral, sustainable town





# Key projects



**The projects cover over 40% of the Plaine Commune area**

Around 42,000 new dwellings

+40,000 jobs in 10 years

6 new Grand Paris Express Metro stations with the hub at Saint-Denis Pleyel

The most important sites for the Paris 2024 Olympic & Paralympic Games

Opening of Campus Condorcet (scientific research & training)



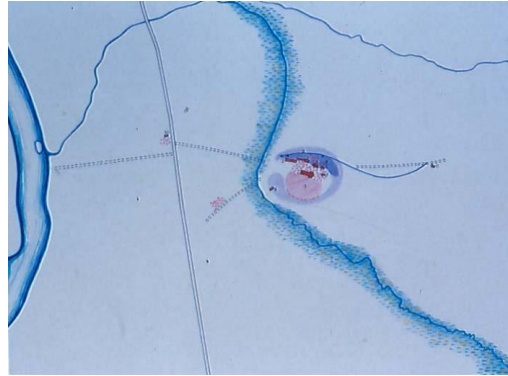
# **Saint-Denis in Plaine Commune: an extended center at the core of the Greater Paris area**



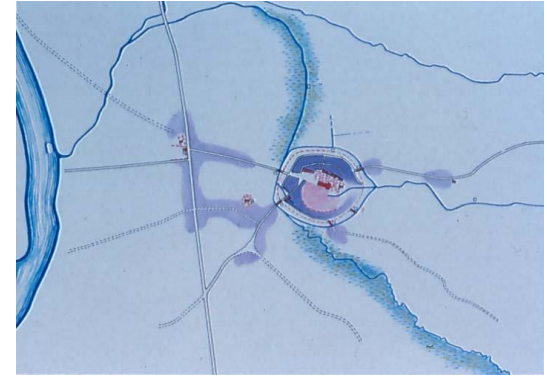
# Changes to the urban shape of Saint-Denis since the end of Antiquity



4th to 5th century



6th to 8th century



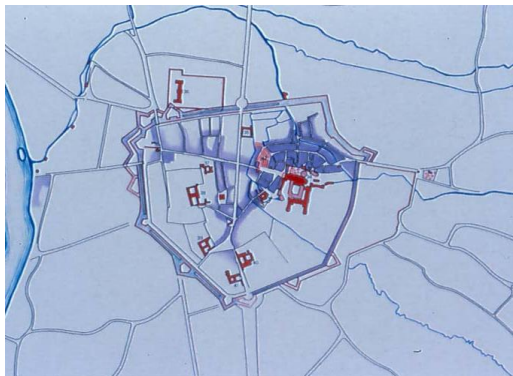
9th to 11th century



12th to 13th century



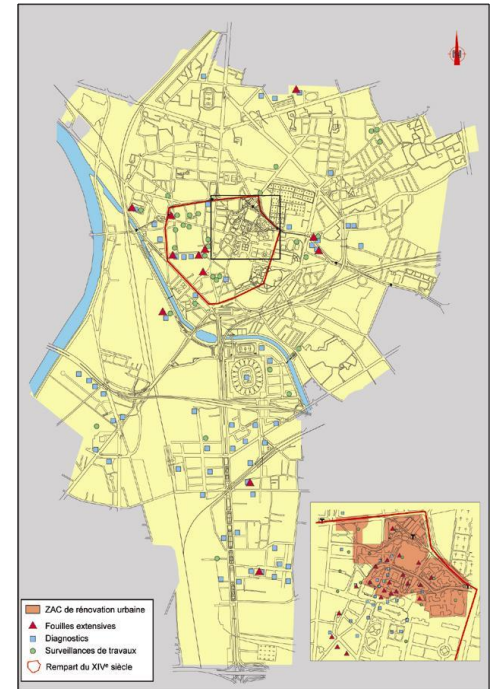
14th to 16th century



17th to 18th century  
Open day



19th century  
Commune



20th century

- ZAC de rénovation urbaine
- ▲ Fouilles extensives
- Diagnostics
- Surveillances de travaux
- Rempart du XIV<sup>e</sup> siècle



## Water: an essential component for urban development

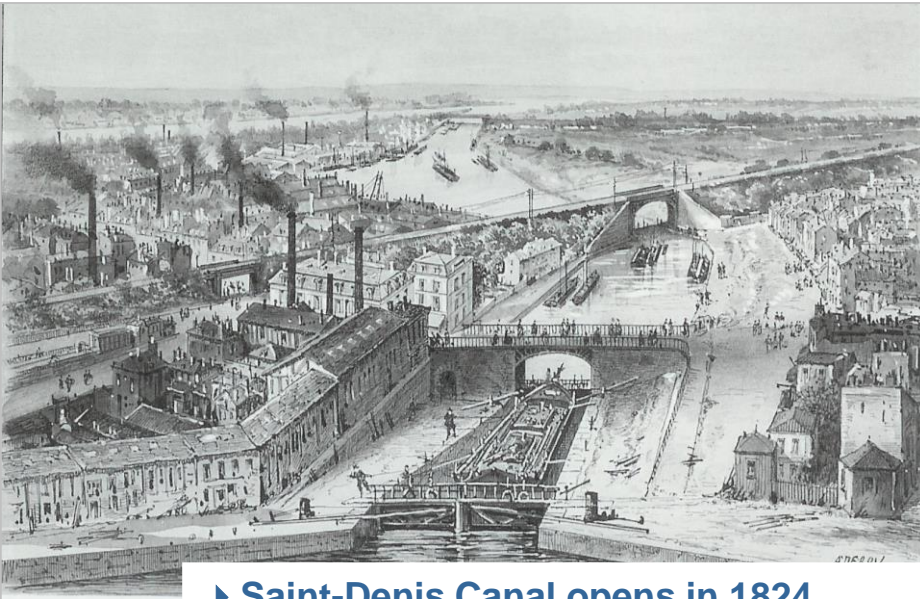


Maison des arbalétriers  
(former drying house)

In the early 18th century, new economic growth begins with the establishment of textile-printing factories.



Le Croult  
(river)



▶ Saint-Denis Canal opens in 1824.



▶ Over 50,000 archaeological artifacts provide evidence of crafts, commerce, architecture, daily life, beliefs, funerary practices, etc., in medieval and modern-day Saint-Denis.

# Confluence: a link between the town center, the Seine and Pleyel

## Projets d'aménagement

- 1 Gare Confluence**  
plus de 1000 logements neufs et des locaux d'activité tertiaire près du pôle gare rénové et étendu
- 2 Porte de Paris**  
35 000 m<sup>2</sup> de logements et 15 000 m<sup>2</sup> dédiés aux activités (commerces, bureaux, hôtel)
- 3 Landy-Pleyel**  
50 000 m<sup>2</sup> dédiés aux activités audiovisuelles et multimédia + programmes de bureaux
- 4 Montjoie**  
154 000 m<sup>2</sup> de logements, 65 000 m<sup>2</sup> d'équipements
- 5 Nozal-Front Populaire**  
900 logements, 5 700 m<sup>2</sup> pour des commerces à proximité de la ligne 12 du métro

## Renouvellement urbain

### Franc Moisin / Bel air

Réhabilitation, construction/démolition de logements, création d'équipements publics, restructuration du pôle commercial, repenser le schéma de circulation du quartier.

### Floralé / Saussaie / Courtille

Améliorer l'ouverture du quartier sur son environnement, diversifier l'offre de logements, créer des équipements, achever la rénovation du parc de logements. Conforter les axes paysagers.

### Centre-ville

Deux secteurs d'intervention :

- poursuite de la résorption de l'habitat insalubre (accompagnement des propriétaires privés et action publique immobilière), modernisation de la gare, ...
- requalification du secteur Basilique et du tissu commercial (intervention sur le patrimoine existant, création d'équipements de proximité, amélioration de la gestion des espaces publics et de la sécurité, ...)

## 6 Jeux Olympiques et Paralympiques 2024



**Transports**

- 2024 > métro Grand Paris Express
- Lignes 14, 15, 16, 17
- Franchissement Pleyel vers La Plaine

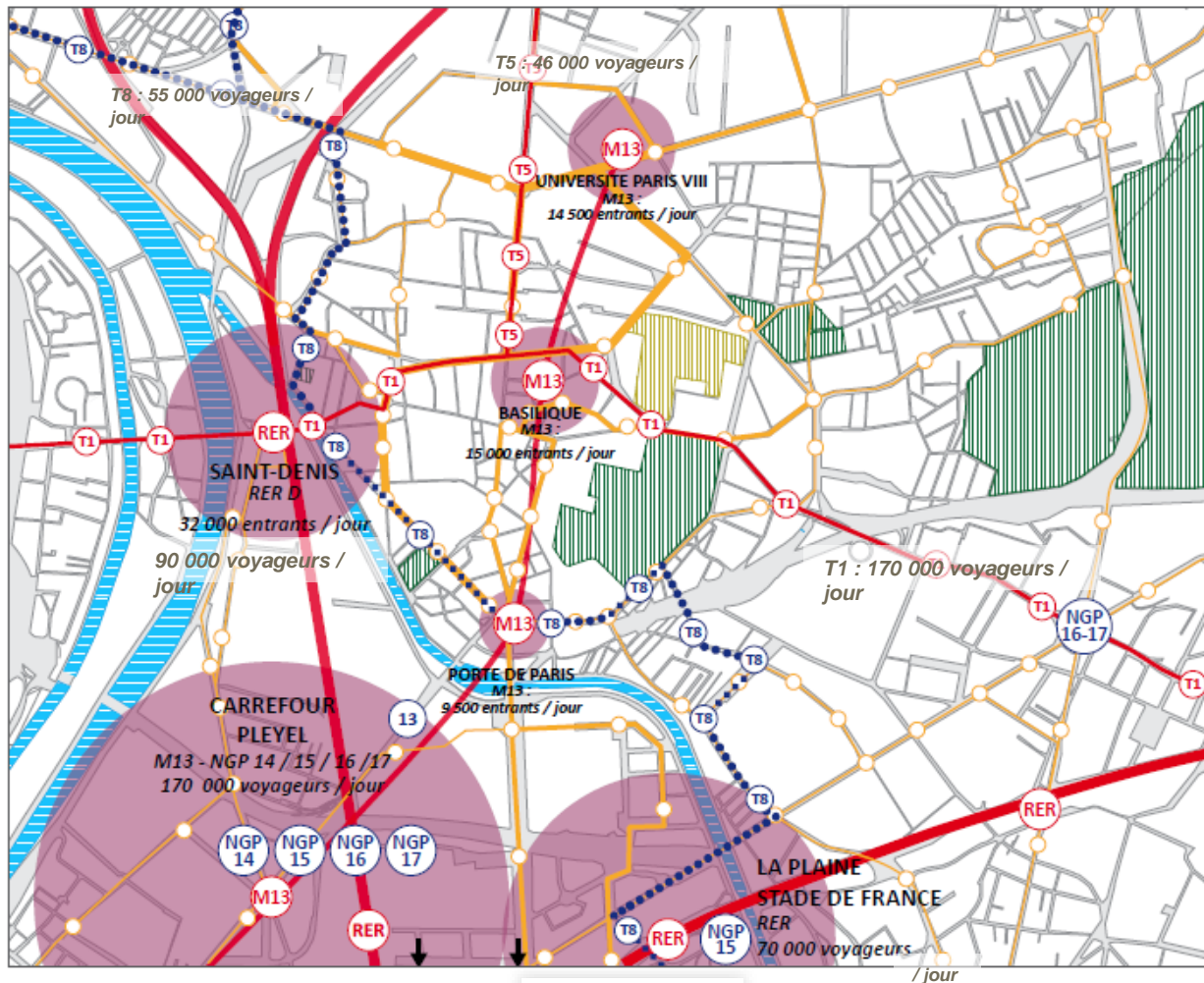
**Equipements**

- Village Olympique
- Centre aquatique Olympique
- Parc des sports Marville
- Sites d'entraînement



# A sector well served by public transport ...

## Public transport network under constant development







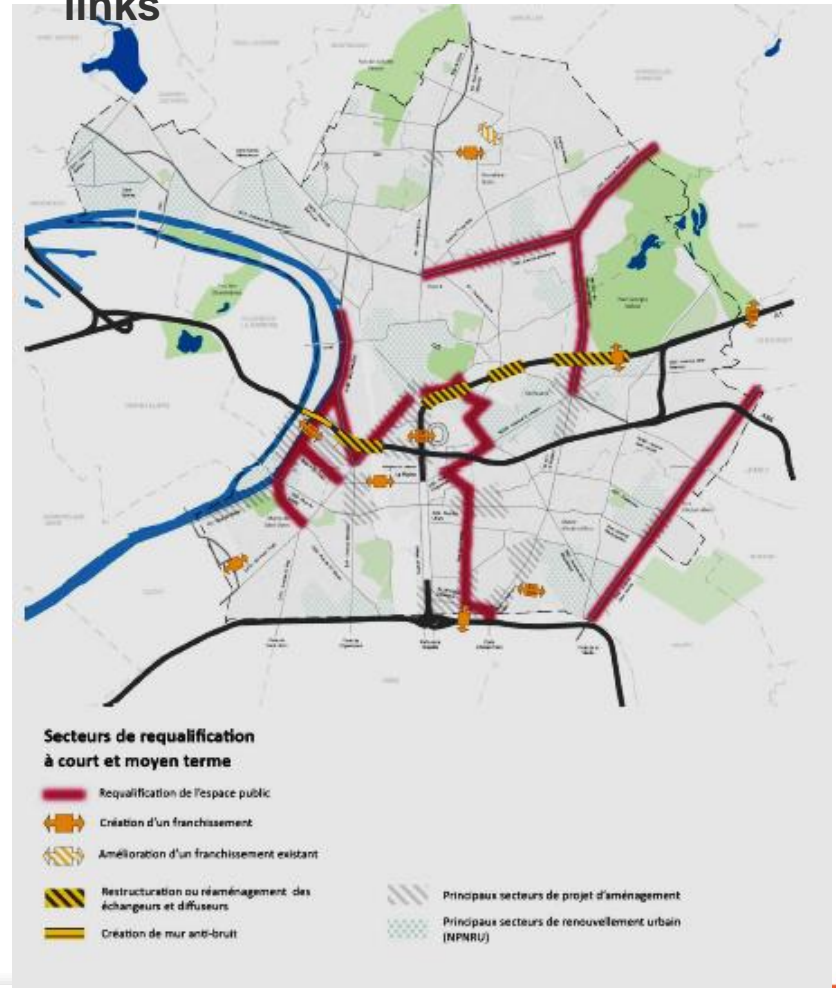
# ... but very isolated



## Urban divisions



## Short- and medium-term urban links





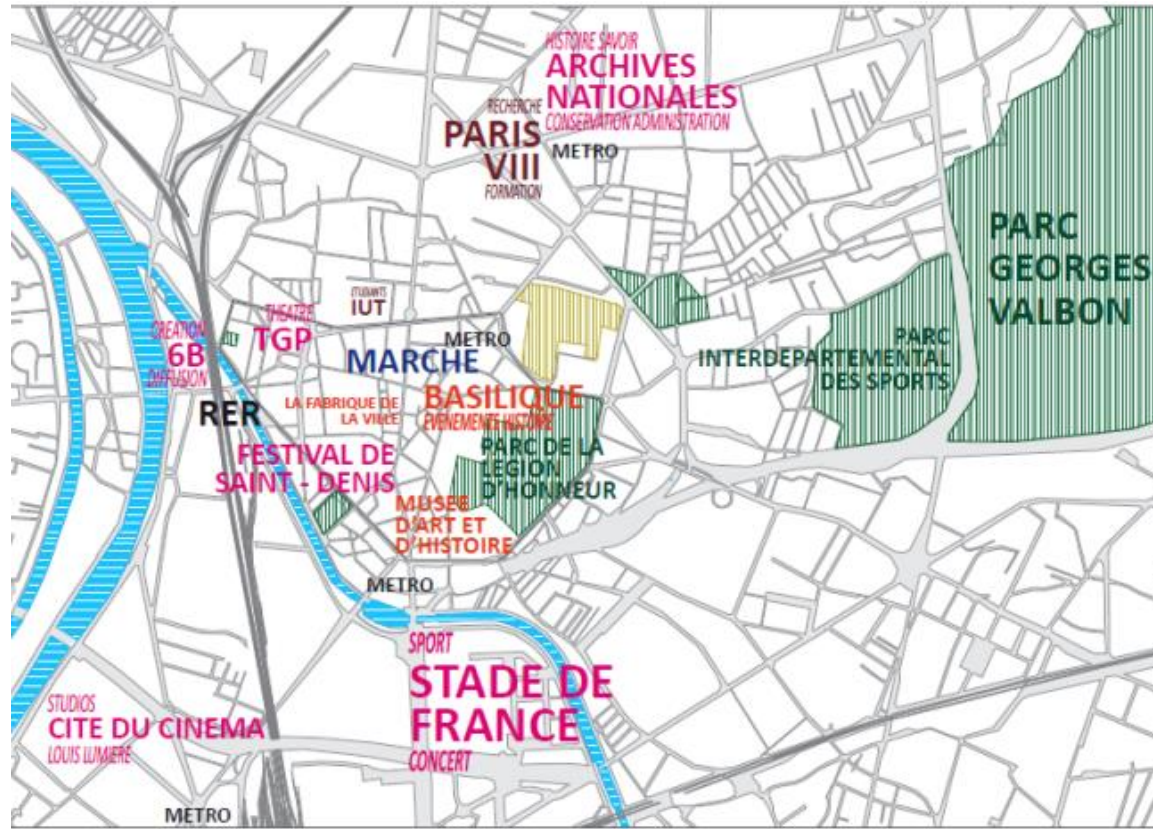


# An attractive town center



## Services, businesses and culture at the foot of the Basilica Cathedral

- Stores and market
- Historical heritage
- Social and cultural melting pot
- Administrative services
- Local facilities
- Vibrant community
- Public transport
- Public parking lots
- Development projects under way
- New national urban regeneration program
- Olympic and Paralympic Games and urban heritage projects
- Major local and national annual meetings





# Saint-Denis Grand Centre

Reference map: 4 development projects under way



## Reduction of deteriorating housing (PNRQAD):

€70m invested 2011-2016  
270 new dwellings 2017-2018,  
1,800 improved dwellings  
4 additional blocks targeted by amendment

## Confluence mixed devt zone:

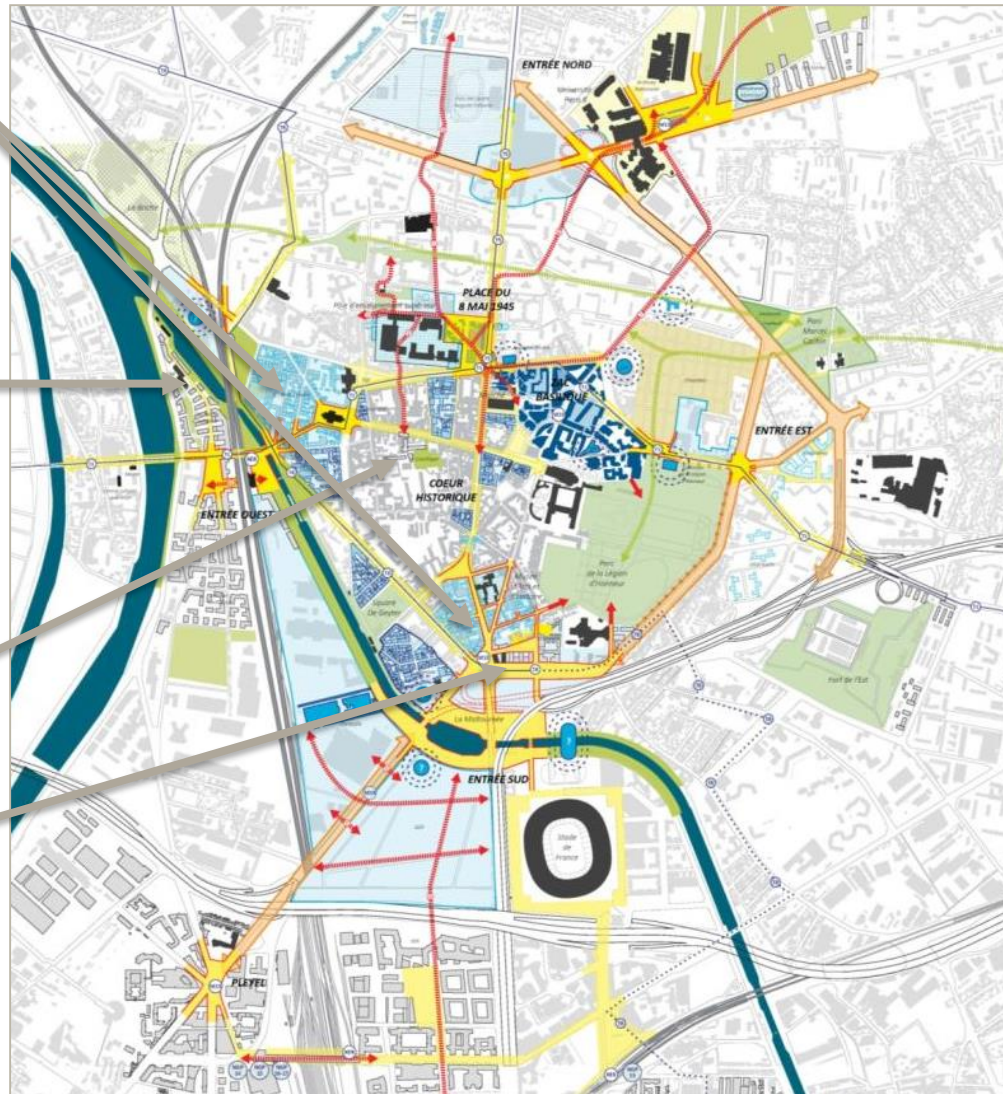
434 dwellings, 235 student flats  
and 4 stores delivered  
225 dwellings 2019 to 2024,  
700 after 2024  
50,000 m<sup>2</sup> offices by 2024

## Condroyer block:

137 dwellings, 2 stores end 2019

## Porte de Paris mixed devt zone:

170 dwellings delivered and  
another 150 by end 2021  
7,000 m<sup>2</sup> offices and 7,000 m<sup>2</sup>  
hotel delivered  
4,000 m<sup>2</sup> offices and 3,000 m<sup>2</sup>  
hotel by 2024

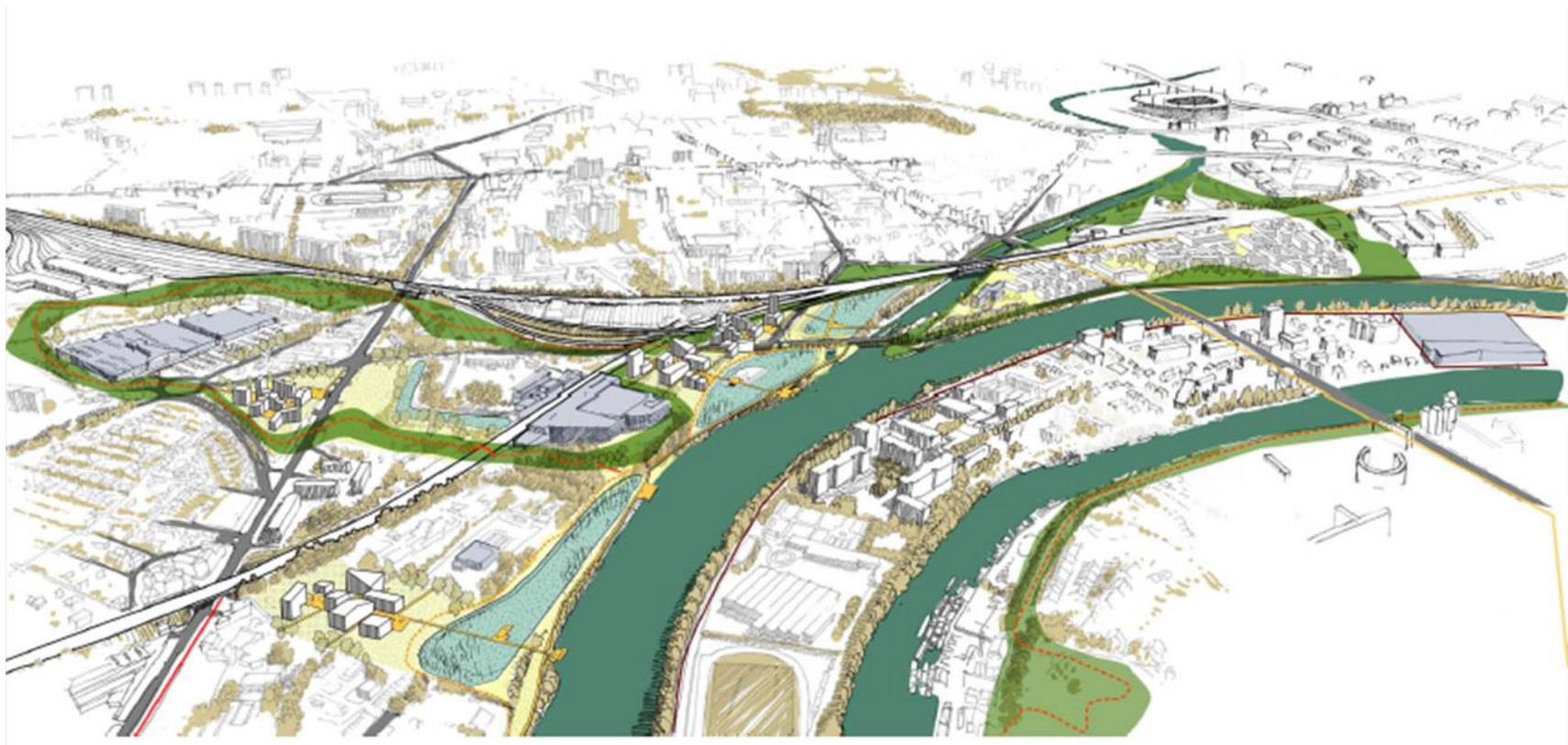


ESPACES PUBLICS	
	Requalifier les espaces publics majeurs des centralités émergentes et des lieux d'articulation
	Mieux connecter les grands équipements par l'espace public
	Etendre le dynamisme de la « grande croisée » et valoriser les axes de tramway
	Requalifier les boulevards de ceinture en boulevards urbains
	Réduire le caractère autoroutier des échangeurs du centre élargi
	Créer ou renforcer les liens urbains
PAYSAGE	
	Valoriser les espaces verts existants
	Créer de grandes liaisons paysagères
	Créer de nouveaux espaces paysagers (à moyen ou long terme)
ZONES DE MUTATION	
	Poursuivre les opérations en cours
	Achever les opérations PNRQAD et ANRU en cours dans le coeur historique
	Engager la requalification d'autres îlots d'habitat dégradé
	Requalifier la ZAC Basilique
	Engager la mutation des secteurs stratégiques du centre élargi
ÉQUIPEMENTS ET PATRIMOINE	
	Intensifier les usages des équipements existants
	Valoriser le patrimoine bâti par l'implantation de nouveaux programmes et équipements
	Implanter de nouveaux équipements





# Seine Agreement study

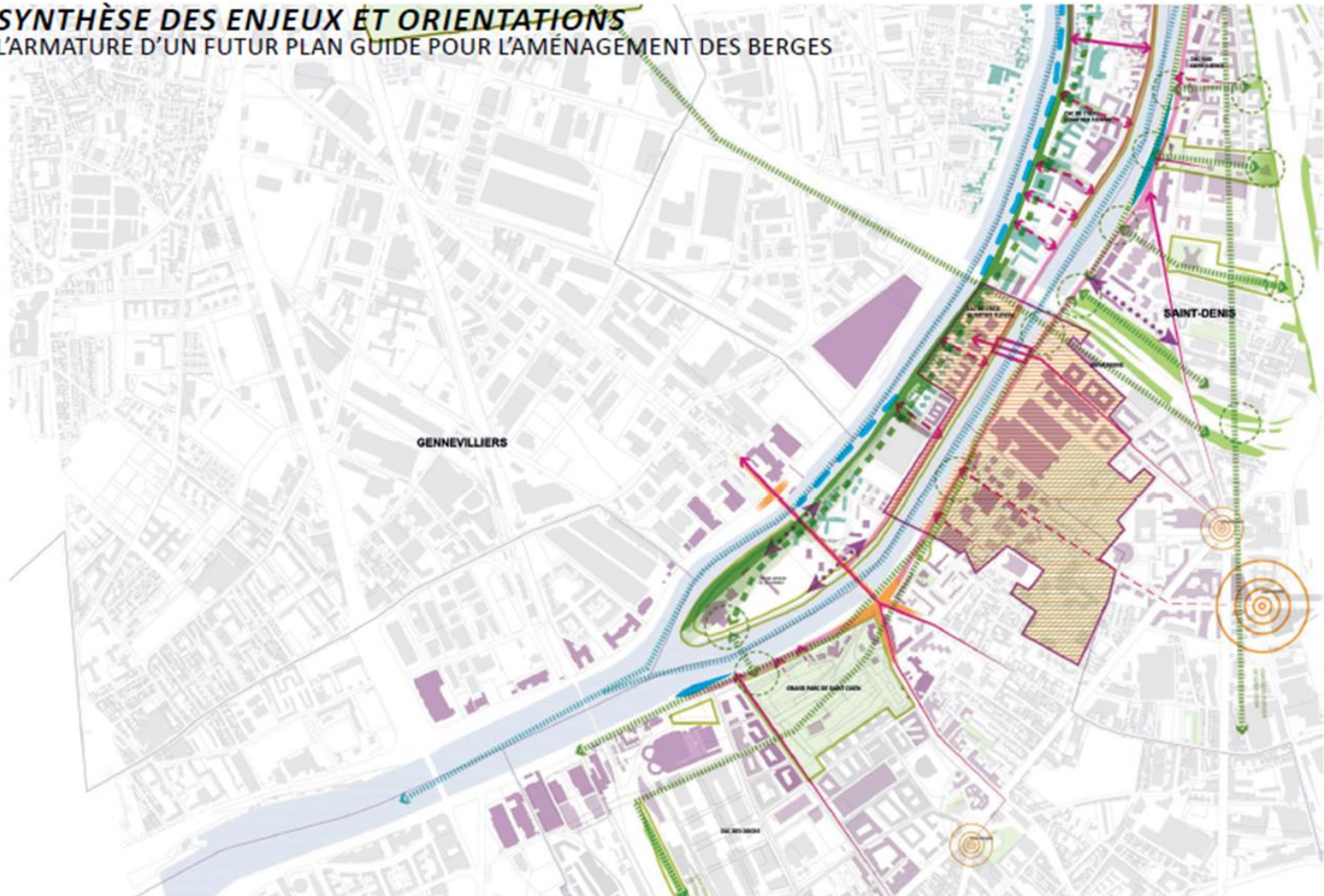




# Seine Agreement study



## SYNTHÈSE DES ENJEUX ET ORIENTATIONS L'ARMATURE D'UN FUTUR PLAN GUIDE POUR L'AMÉNAGEMENT DES BERGES





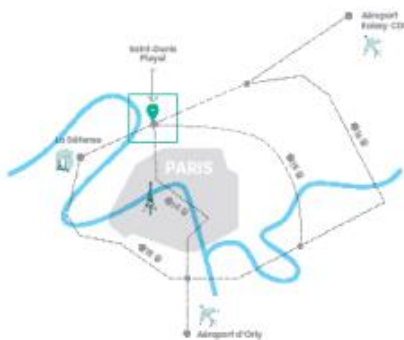
# Grand Pleyel transformation

## PLEYEL AU CŒUR DU GRAND PARIS

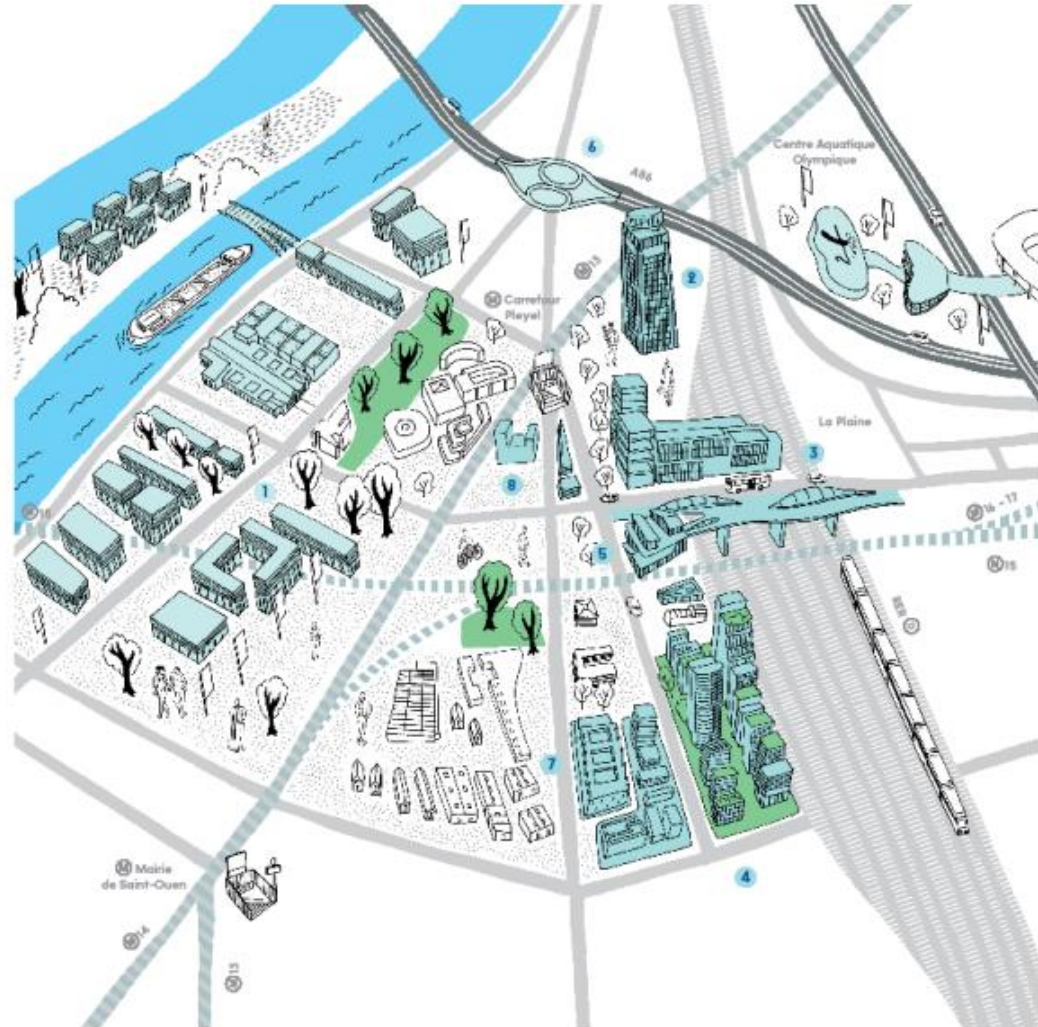
Longtemps resté à l'écart de la dynamique de développement de La Plaine de Saint-Denis en raison de son enclavement, le quartier Pleyel s'apprête à connaître une transformation sans précédent.

Logements, commerces, bureaux, équipements et infrastructures, franchissement urbain, hôtel, desserte autoroutière, gare du Grand Paris Express, Village Olympique et Paralympique... le quartier est complètement redessiné dans le cadre d'un grand projet urbain global, ambitieux et totalement innovant pour le territoire.

Véritable symbole de la Métropole de demain, le quartier Pleyel est destiné à devenir un pôle stratégique du territoire dijonnais et du Grand Paris.



- 1 Village Olympique et Paralympique
- 2 Tour Pleyel
- 3 Franchissement urbain
- 4 Les Lobbies Pleyel
- 5 Case Saint-Denis Pleyel
- 6 Hôtel d'urgence à 10
- 7 Pôle grands mobilités G8 Bastange
- 8 Dragage alimentaire
- Territoire au caractère structurant
- Autoroute
- Réseau ferré



/ jour

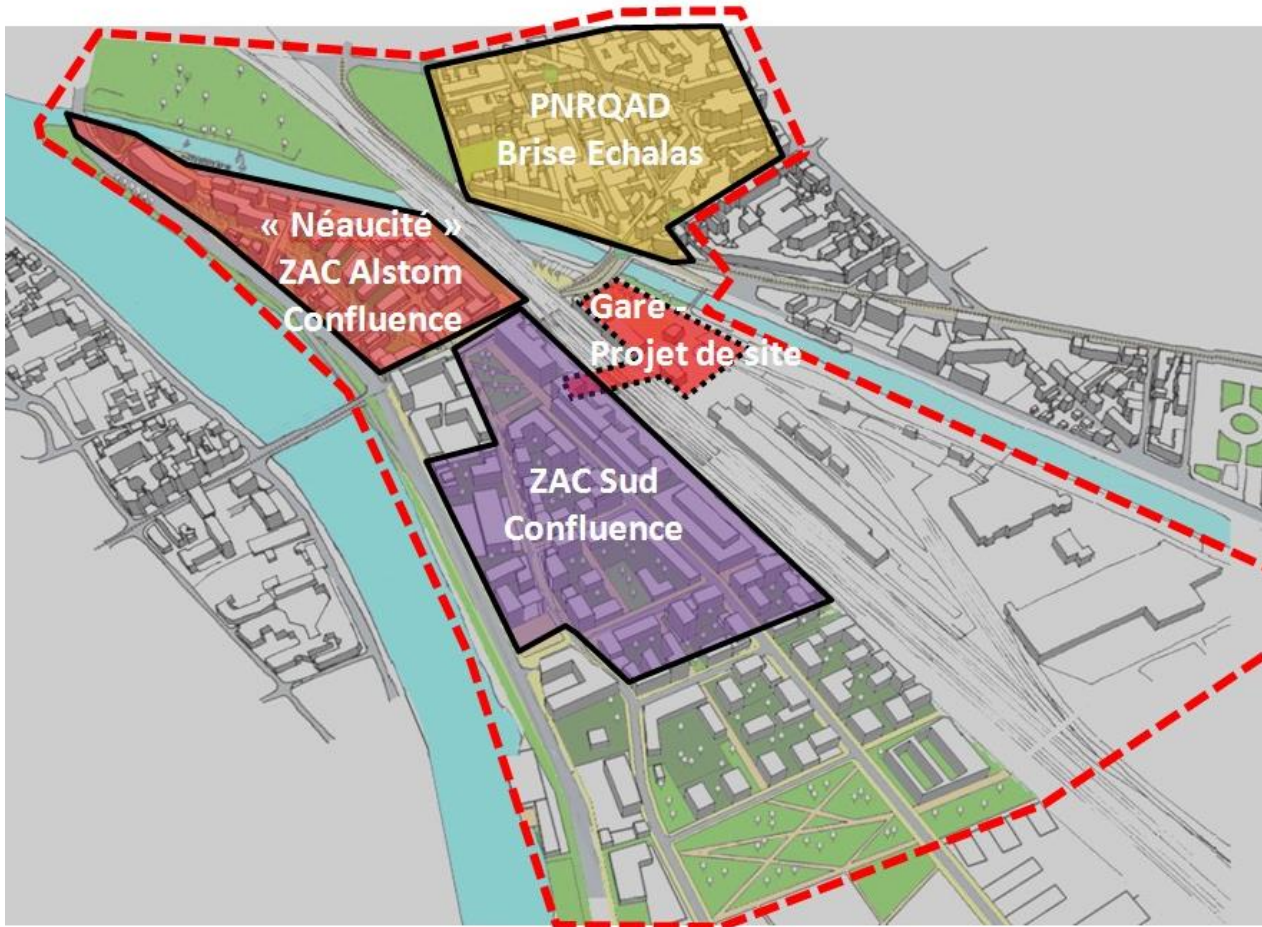


# Saint-Denis Confluence train station





# Confluence train station: a comprehensive urban project

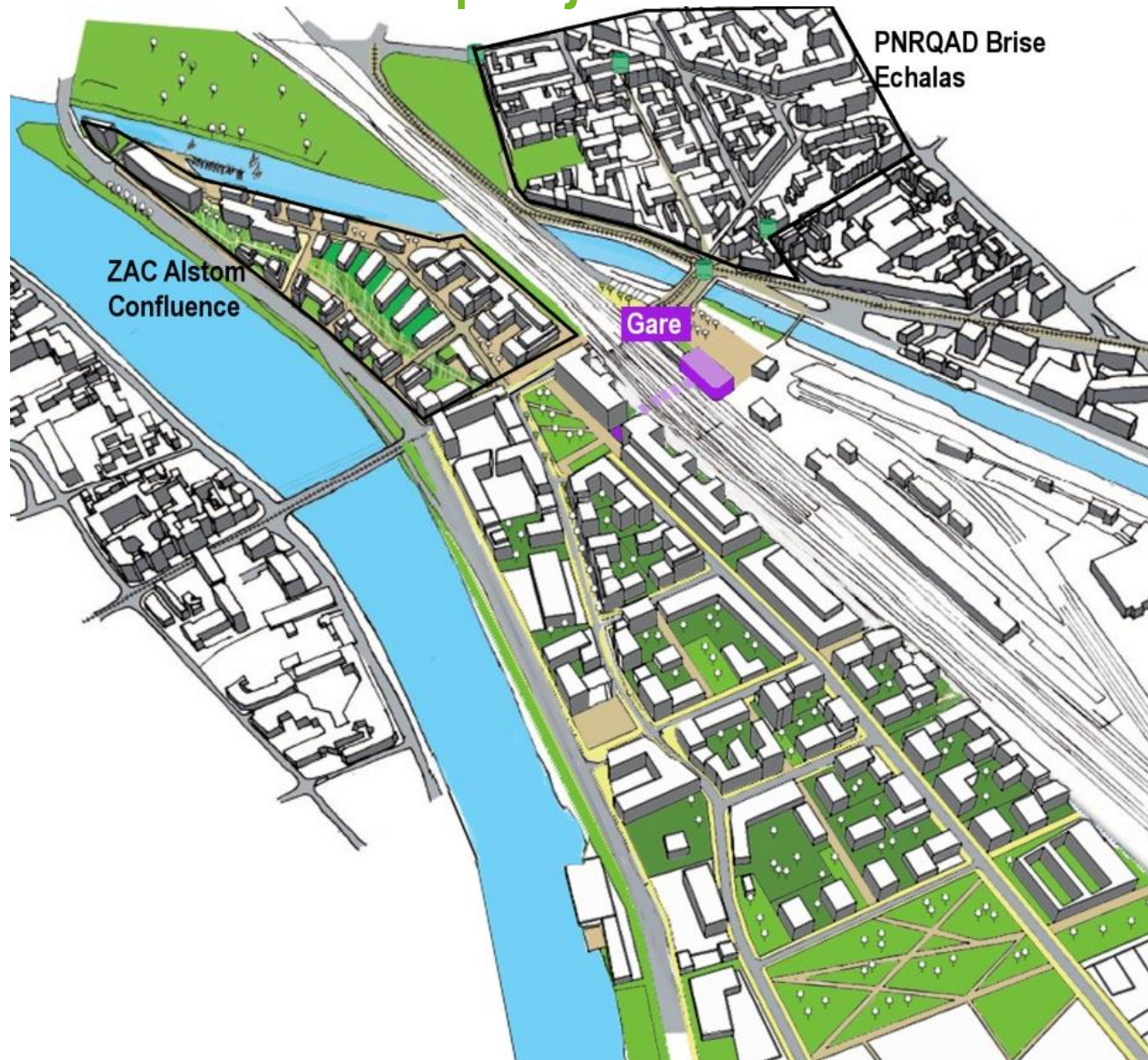


The area around the Confluence train station has **great urban potential**, being well served by the public transport system (trains, RER, trams and buses), helping to give it a metropolitan dimension.

**90,000 passengers per day:** 5th station in Île-de-France (outside Paris).  
2003: creation of a study area to the east and west of the station in anticipation of development work.

**The restructuring of the train station and redevelopment of the major public transport interchange go hand in hand with the urban transformation of its two sides, Confluence and town center.**

# Confluence train station: a comprehensive urban project



## Aims

- Reduce unsanitary housing
- Favor functional diversity
- Introduce services and facilities needed for a vibrant area
- Strengthen the train station hub: open it up to the west
- Take advantage of the available water, create a green area

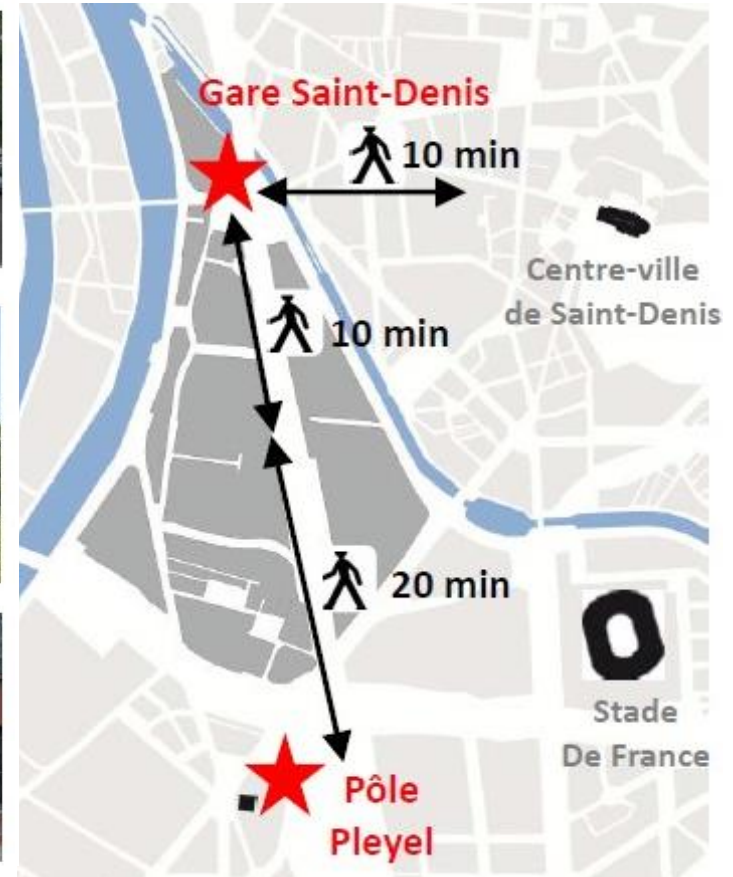
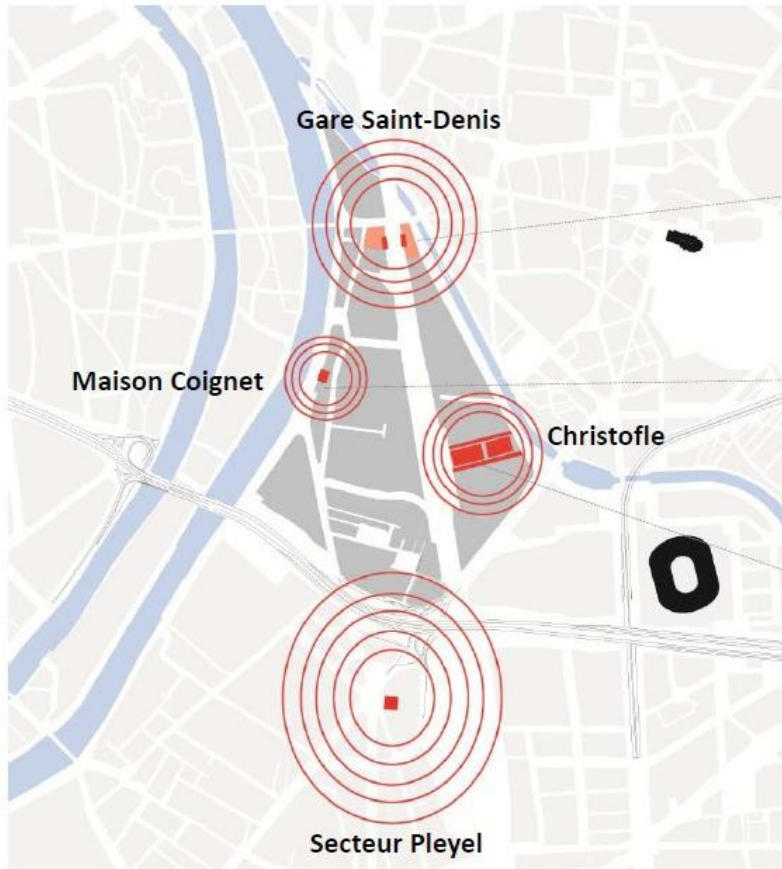
## From north to south

- 2008-2018: Alstom Confluence Néaucité mixed devt zone: over 300 dwellings delivered
- 2010-2019: Brise Echalas: renovation and transformation of former fabric
- 2008-2023: train station hub: new forecourt and new crossing
- 2013-2026: Sud Confluence mixed devt zone: 700 dwellings planned, one school built, one college to come

**Continuing the dynamic to the south of the area**



# Confluence train station: reference points and distances



# Sud Confluence: views over the river



Eglise St Denis



Halle Coignet



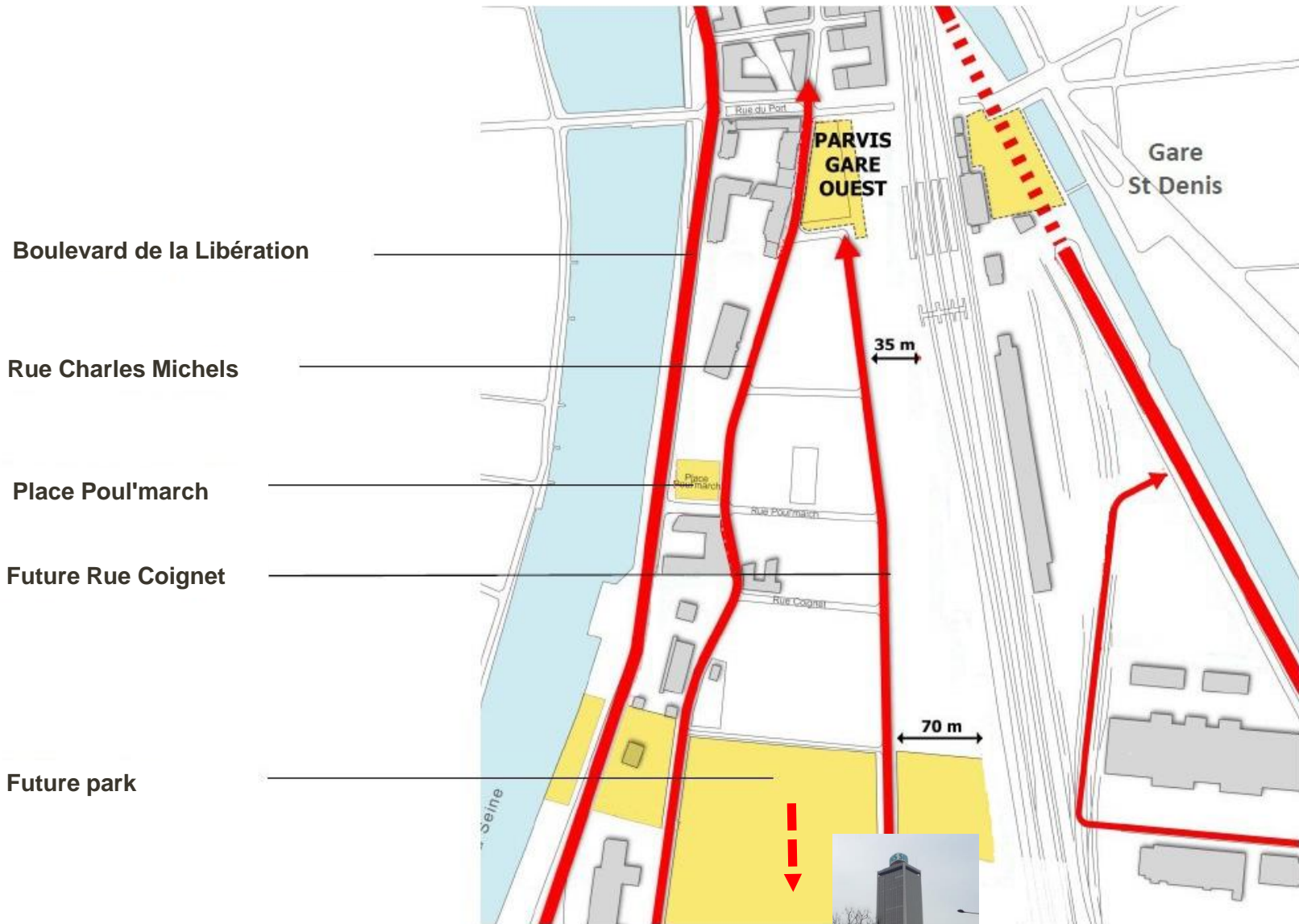
Maison Coignet et berges de Seine







# Sud Confluence: road system - principles





# A landscaped east-west route towards the Seine



The Seine



La maison Coignet (historical monument)



Railway lines



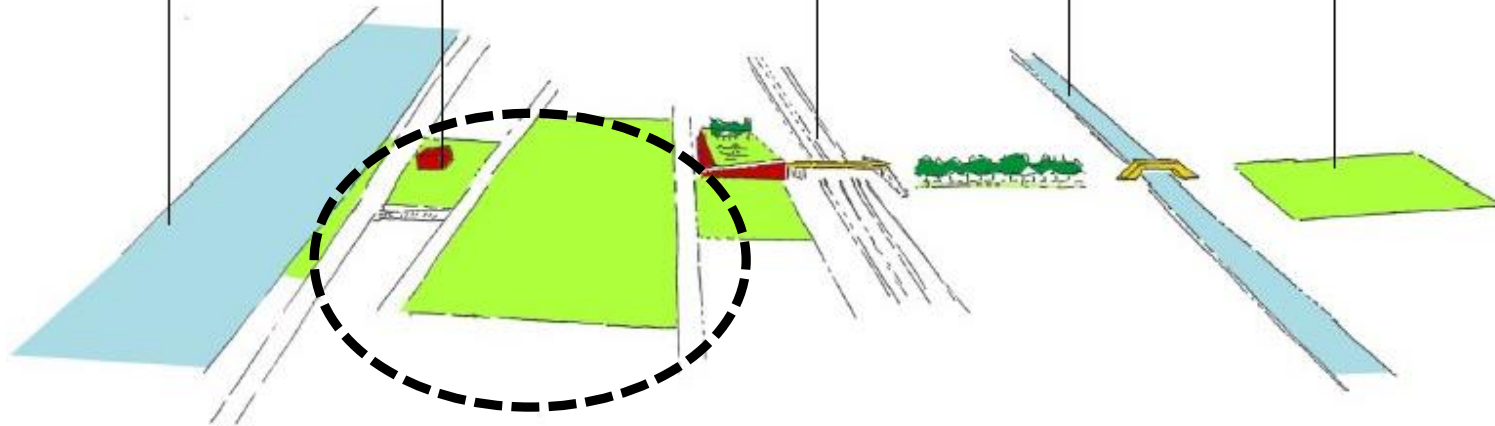
Saint-Denis Canal



Square De Geyter



Cathedral



# Outline drawing: summary



## **2008-2018: Alstom Confluence Néaacité:**

550 family and student dwellings, inc. 300 delivered  
Stores in close proximity  
The 6B: a cultural metropolitan hub  
Central north-south green space  
Seine-Canal absorption capacity

## **2019-2023: Saint-Denis train station – the great metamorphosis**

Station restructuring  
New underground crossing: a true gateway from the west  
Improvements to all station entrances: for pedestrians, buses and persons with reduced mobility.  
Relocation of T1 station

## **2013-2026: Sud Confluence mixed devt zone**

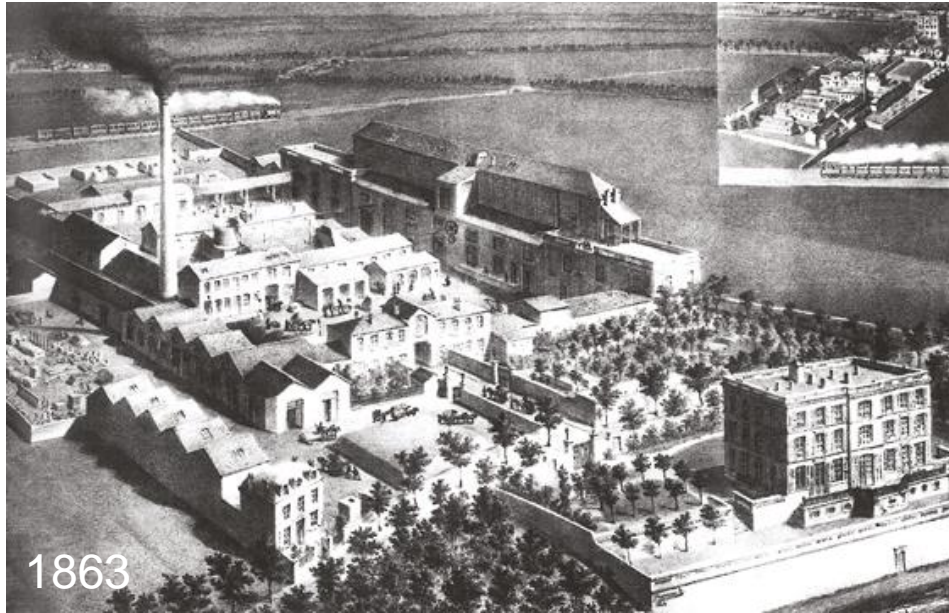
700 dwellings, inc. 100 delivered  
Business activity along railway lines  
School with 19 classes  
Future college  
A new urban framework: rue Coignet, east-west paths

## **After 2024: more work to the south**

Dwellings, a new school, a park, activities

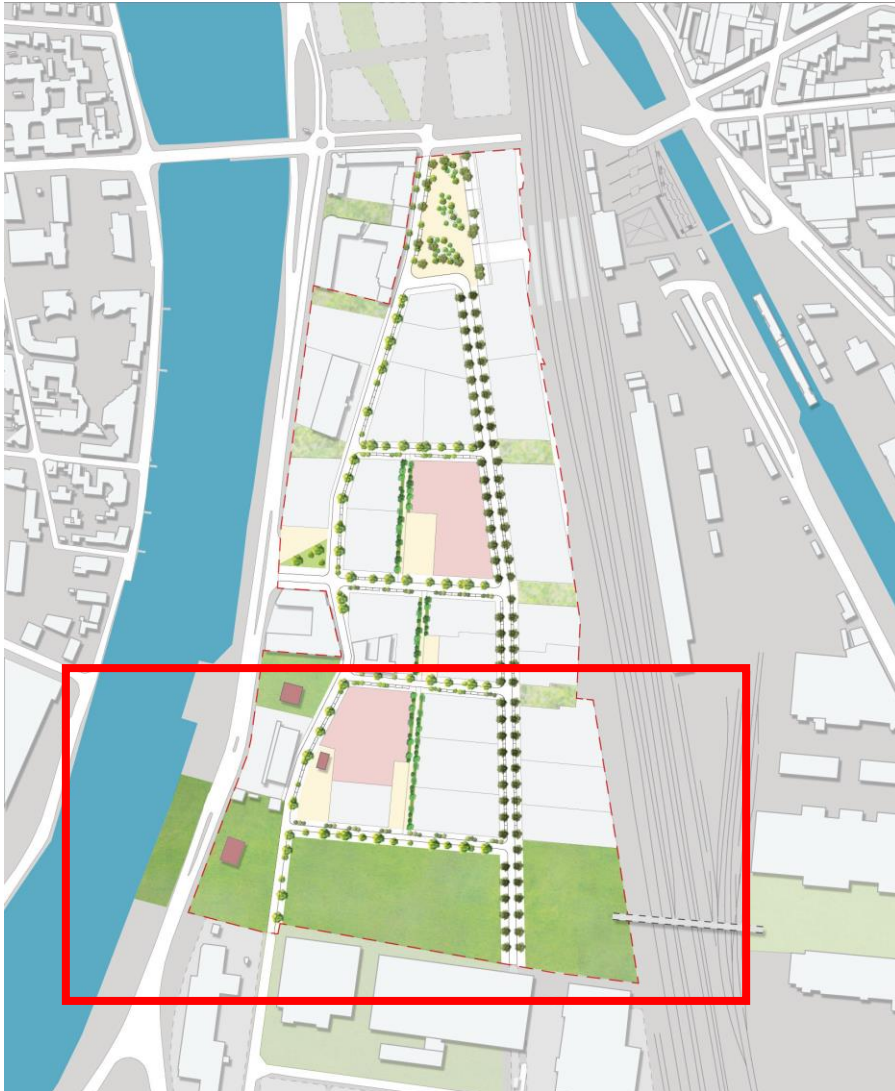


# The Coignet site to the south of the Confluence area





# The Coignet site to the south of the Confluence area



Program proposed as part of student competition:

a master plan in line with its environment: neighboring areas, the Seine and the railway lines

A 3-hectare park

300 dwellings

A school with 19 classes

La maison Coignet renovated and open to the public

# The Coignet site to the south of the Confluence area



Maison Coignet

House with  
hull-shaped roof

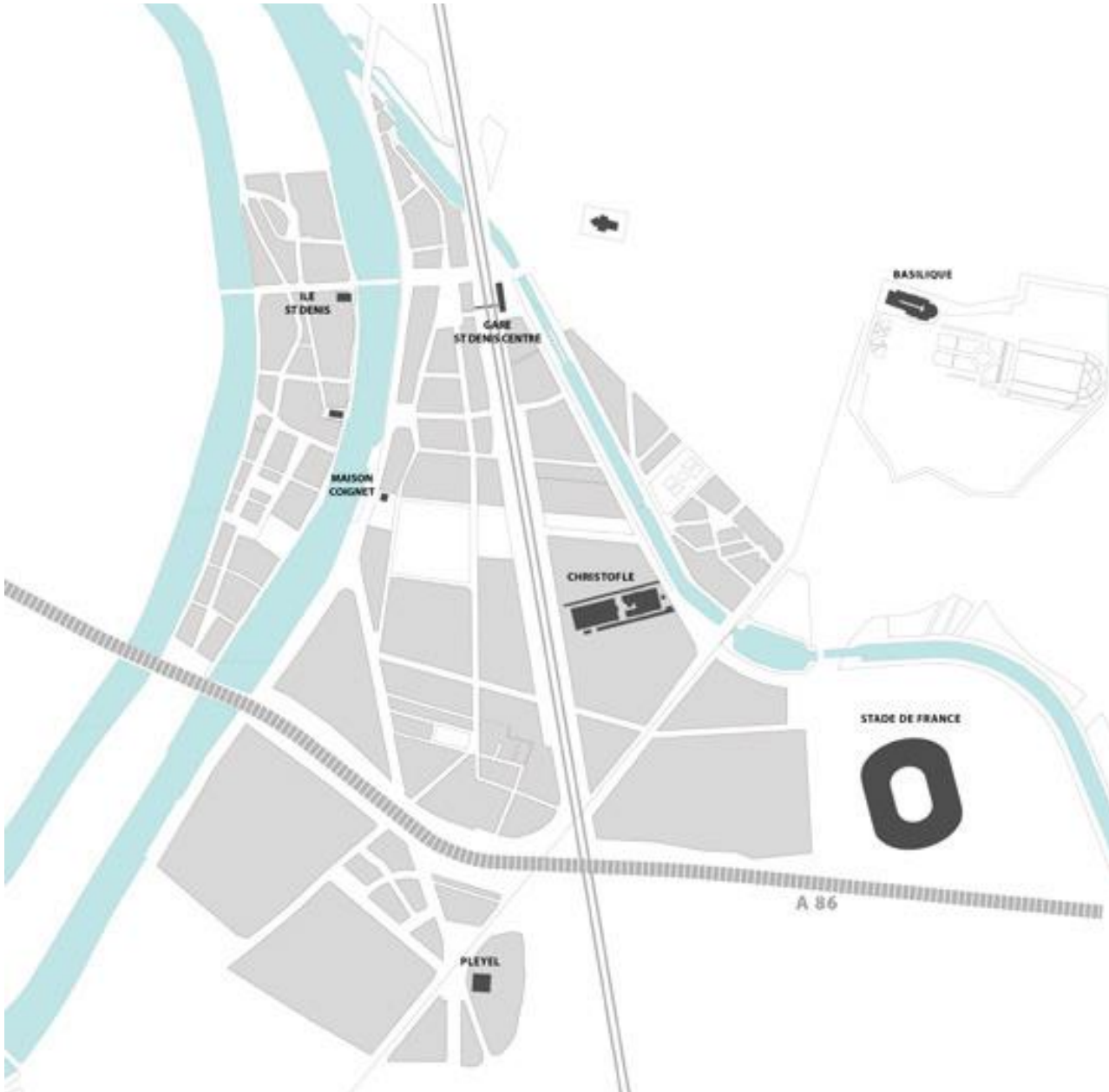
Warehouses





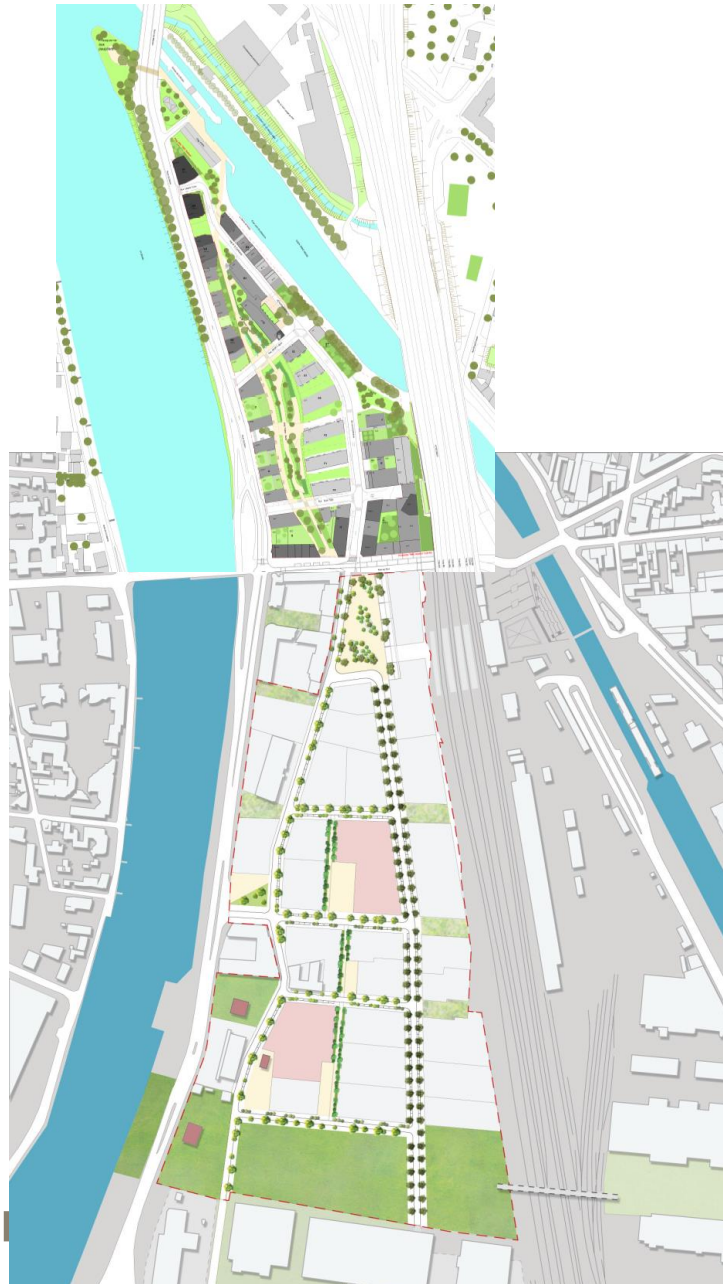
**End**

# From Confluence to Pleyel, from the Seine to the Canal





# Specification drawing for both urban projects



Over 1,200 dwellings, a school, a college, offices and public spaces