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

Overview of PLAINE COMMUNE and SAINT-DENIS

September 25, 2019
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
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]).
2016 ➔ Characteristics of the Saint-Denis population

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”.

---

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”.

---
Aims of the Hippodamos project: diverse mix of functions, modes of transport, public spaces and training hubs.
The area today

- A patchwork of urban land, contrasts between north and south, urban divisions

- Impressive urban features and landscapes

- 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
- 19th century
- 20th century

Open day
Water: an essential component for urban development

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

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

Saint-Denis Canal opens in 1824.

Open day
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 m² de logements et 15 000 m² dédiés aux activités (commerces, bureaux, hôtel)

3. **Landy-Pleyel**
   - 50 000 m² dédiés aux activités audiovisuelles et multimédia
   - + programmes de bureaux

4. **Montjoie**
   - 154 000 m² de logements, 65 000 m² d’équipements

5. **Nozai-Front Populaire**
   - 900 logements, 5 700 m² 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.

- **Floreil / Saussaie / Courtille**

- **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 Bascule 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
   - Francilien Pleyel vers La Plaine

   **Équipements**
   - 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

<table>
<thead>
<tr>
<th>Route</th>
<th>Daily Ridership</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>170,000</td>
</tr>
<tr>
<td>T5</td>
<td>46,000</td>
</tr>
<tr>
<td>T8</td>
<td>55,000</td>
</tr>
<tr>
<td></td>
<td>90,000</td>
</tr>
</tbody>
</table>

Useo Plaine Commune
... but very isolated

Urban divisions

Short- and medium-term urban links

Secteurs de requalification à court et moyen terme
- Requalification de l'espace public
- Creation d'un franchissement
- Amelioration d'un franchissement existant
- Restructuration ou reamelioration des echangeurs et diffuseurs
- Creation de mur anti-bruit

Principaux secteurs de projet d'amagement
Principaux secteurs de renouvellement urbain (RPNUU)
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
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 m² 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 m² offices and 7,000 m² hotel delivered
4,000 m² offices and 3,000 m² hotel by 2024
Seine Agreement study
Seine Agreement study
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 dionysien et du Grand Paris.
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  
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
Sud Confluence: road system - principles

- Boulevard de la Libération
- Rue Charles Michels
- Place Poul'march
- Future Rue Coignet
- Future park
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 Néaucité:
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
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