



Press release

Wednesday, February 10, 2016

The Reinventing.*Paris* jury awards the redevelopment of the iconic Eole-Evangile Triangle to Linkcity and its partners

Linkcity Ile-de-France (formerly Sodéarif), the property development subsidiary of Bouygues Bâtiment Ile-de-France, and its partner, the architecture and urban planning practice TVK, have been named as winners of the Eole-Evangile Triangle redevelopment project in north-eastern Paris, the largest of the sites in the Reinventing.*Paris* competition.

Following a year's work to deliver a bid in response to the call for projects organised by the City of Paris, the international Reinventing.*Paris* jury has selected an ambitious proposal that combines a high quality lifestyle and environmental standards and will turn the Eole-Evangile Triangle into the French capital's first zero-carbon neighbourhood.

TVK, an architecture and urban planning practice, and the landscape designer OLM have designed the îlot Fertile ("garden city block") around a vast central garden. The resulting mixed-use development of more than 34,000 m² will help to create an innovative economic and social ecosystem:

- more than 400 new homes, financed by ICF Habitat La Sablière and a private investor:
 - a student residence with 150 studios managed by ARPEJ,
 - a residence for 160 young people in work managed by the Parme association,
 - approximately one hundred family homes (private, social and mixed rentals);
- a 5,000 m² indoor sports facility led by UCPA with a 200-bed youth hostel and many sports facilities ;
- an apartment/office/hotel concept of 125 lofts developed by Zoku, a Dutch company;
- a business incubator dedicated to environmental innovations run by Impulse Partners;
- more than 7,300 m² of offices;
- a last-mile logistics hub employing the Geodis "Distripolis" concept;
- a "green base" for Les Jardins de Gally's landscaped garden maintenance business;
- a co-working café space, a new concept developed by Anticafé;
- 800 m² of local shops.

Linkcity and its partners were the winners out of 28 contestants, thanks to a project built on four key pillars:

- **Construct an exemplary model for urban development** in environmental terms embracing an entire neighbourhood that meets the targets set by the City of Paris for 2050. Unheard of for a project on this scale, the "zero carbon" approach will begin with construction methods using low-carbon concrete and timber, thanks to the innovative procedure developed by Techniwood. The approach, promoted by WWF, will be pursued with the residents and users thanks to the NGO.

- **Restoring nature to its rightful place** thanks to the vast central garden, which provides environmental continuity with the green infrastructure of the old Petite Ceinture railway. All levels, from ground floors to roofs, will be planted. This will take many different forms – fruit trees, shrubbery, vegetable gardens – and will satisfy both ecological and social demands. This garden space has been designed to meet the requirements of the BiodiverCity® label, in conjunction with Les Jardins de Gally and CDC Biodiversité. CDC Biodiversité will act as operator of all outdoor areas. It will commit to a performance level based on indicators.
- **Offer a truly original development programme** for future residents and local users, making Eole-Evangile one of the key sites of the Grand Paris project. Attractive activities such as a climbing wall, paddle, squash and badminton will be organised in the indoor sports facility by UCPA (the French outdoor sports federation), which is highly experienced in sports instruction. The federation will also run participatory events and will help develop social relations within the neighbourhood, with events held in public areas that will make the îlot Fertile a place where young people can enjoy themselves and all learn to get along together.
- **Create a powerhouse of social interplay and innovation** with the Dédale agency's Living Lab, which will devise sustainable development and urban ecology projects bringing together researchers, students, businesses and local residents. The Living Lab will organise events in the neighbourhood, in partnership with WWF and all the players present on the site. It will work closely with a network of local Parisian associations, such as the 104 arts centre, the Régie de Quartier du 19ème and Paris & Co.

To make sure that its ambitions are sustained over time, the team of partners has undertaken to ensure that the spirit of these social and environmental innovations is maintained for 10 years.

The works, which will be carried out by Bouygues Bâtiment Ile-de-France, are expected to begin in mid-2018, with handover scheduled for 2021.



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About Linkcity Ile-de-France

Linkcity Ile-de-France, the property development and project management subsidiary of Bouygues Bâtiment Ile-de-France (Bouygues Construction), has conducted property operations of all on behalf of users and public- and private-sector investors, principally for property development contracts and off-plan sales, for more than 25 years. Linkcity Ile-de-France has developed a wide range of know-how for its customers in turnkey property operations, operations as an integrator in neighbourhood development programmes and both renovation and new-build projects.



About TVK

TVK is an international architecture and urban planning practice based in Paris, created in 2003 by Pierre Alain Trévalo and Antoine Viger-Kohler. The practice is interested in the question of the construction of the city and of the metropolis over time. The aim of its research is to understand the complexity and paradoxical nature of the contemporary city in order to continue its construction. This research therefore encompasses vital topics that are sometimes neglected in the contemporary city, such as the potential of architecture in locations determined by other factors, the role of large modern infrastructure, the status of monumentality, or the environmental condition in the metropolitan context.

TVK rapidly gained national prominence, particularly through the Awards for Young Urbanists in 2005 and New Albums for Young Architects in 2006; international recognition followed through architectural and urban planning projects such as the redevelopment of the Place de la République in Paris in 2013, the Brussels Parkway in Belgium with the re-designation of the E40

motorway, and a competition to reorganise the Lausanne station plaza in Switzerland. TVK is currently a member of the Scientific Council of the Atelier International du Grand Paris.

ICF HABITAT
LA SABLIÈRE



About ICF HABITAT LA SABLIÈRE

ICF Habitat La Sablière manages a stock of 38,900 homes and residential places in all 8 departments in the Paris region. It is contributing to the development of a new type of social housing, with a construction target of 900 to 1,000 units per year. The company also runs an active renovation policy in its residential buildings in order to improve living conditions and the appeal of its property assets. With two new residential buildings and family housing in the Îlot Fertile, ICF Habitat La Sablière will have a comprehensive portfolio in Paris consisting of more than 10,000 homes. ICF Habitat La Sablière is a company of ICF Habitat, part of the SNCF group's property activity, SNCF Immobilier.



About Les Jardins de Gally

Horticulturalists and landscape gardeners since 1746, Les Jardins de Gally are highly innovative landscape design specialists. Their products and services are designed to appeal to property market professionals: office buildings, shopping centres, public-access buildings, hotels and restaurants. It specialises in cultivating nature in the heart of the city, in and around buildings: interior landscaping, gardens, terraces, planted walls and roofs, beehives, insect hotels, urban agriculture plots, etc. The company offers a range of complementary services: consulting, design and engineering with an integrated design office; landscaping; maintenance and activities.

Les Jardins de Gally's approach combines urban ecology with landscape design to create urbanised nature, ecosystems that are specifically adapted to the city. Its eco-contracts®, the first offer of ecological gardening for company gardens, have been awarded a Business and Environment Prize by the French Ministry of Ecology and Sustainable Development and acknowledged by the trophies of the French association for the working environment. For more than ten years, Les Jardins de Gally have been developing proven expertise in planted walls and roofs.



About Techniwood

Techniwood manufactures and markets a new generation of factory-prefabricated CLTi (Cross Laminated Timber with insulation) construction panels, a composite of wood and ultra-high performance Panobloc® insulation. After many years of R&D, the industrial process developed by Techniwood aims to revolutionise the market for wooden building materials, while addressing the needs for sustainable construction and renovation, both in France and abroad.

The group's holding company, based in Nancy, contributes to the development of the construction companies Ecologgia Bâtiment and Ecologgia Energies, to the Techniwood production facilities in the Rhône Alpes and Grand Est regions, and to the group's international development. The whole group is focused on providing its customers with a construction offer that delivers ecological, energy and economic performance.



About the UCPA

The UCPA (Union des Centres Sportifs de Plein Air) attaches a great deal of importance to contributing to the emergence of urban regeneration neighbourhoods and to local development, in close partnership with urban planners. By designing, financing and operating of sports centres that combine accommodation with a number of sports amenities, the UCPA provides cities and the inhabitants and users of neighbourhoods with know-how derived from its long history of sports education. By favouring accessibility and encouraging new experiences and encounters at each facility as well as at public events, the UCPA makes sport a driver for social cohesion.



About the WWF Reinventing Cities initiative

Cities of tomorrow must reduce their ecological footprint, and they will only be sustainable if all their key figures feel comfortable there and make a concrete commitment to the environment in the way each of them makes use of them. On the ground, WWF supports users, businesses and local authorities in implementing its principles of sustainability, such as the zero carbon target of the Îlot Fertile. Support given at the design phase continues throughout site operation, to assist users and to encourage the change in behaviour that is now urgently needed.



About CDC Biodiversité

CDC Biodiversité is a subsidiary of the French investor Caisse des Dépôts, wholly dedicated to the quest for pro-biodiversity solutions and managing biodiversity in a sustainable manner. It operates in France and other countries on behalf of owners, local authorities and businesses, which delegate to it the management of their actions, whether voluntary or regulatory (offsetting) for restoring or managing natural spaces. In the context of urban projects, it provides skills in ecology and landscaping to design, build and operate exterior structures and spaces integrated into their environment (ecological continuity, adaptation to climate change, water and waste management, etc.) and which promote biodiversity (eco-friendly roofs, sustainable gardening, etc.), with the resident or user always placed at the heart of the system.



About Dedale

Dedale is a European research and production agency dedicated to culture, technologies and innovation.

Its field of activity covers artistic production, local development, events management, research and consulting for public authorities and European institutions.

It is particularly interested in innovation and new uses in sectors undergoing change, such as urban planning, new media, artistic creation, cultural heritage and the environment.

It has developed innovative projects and cultural and socially responsible events, including SmartCity, Emergences, the d-lab, PlayGreen and Park(ing) Day.

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