



City	Bordeaux
Location	" Cracovie-Latule "
Population	219 000 inhab.
Study site	34 ha
Site of project	7.4 ha

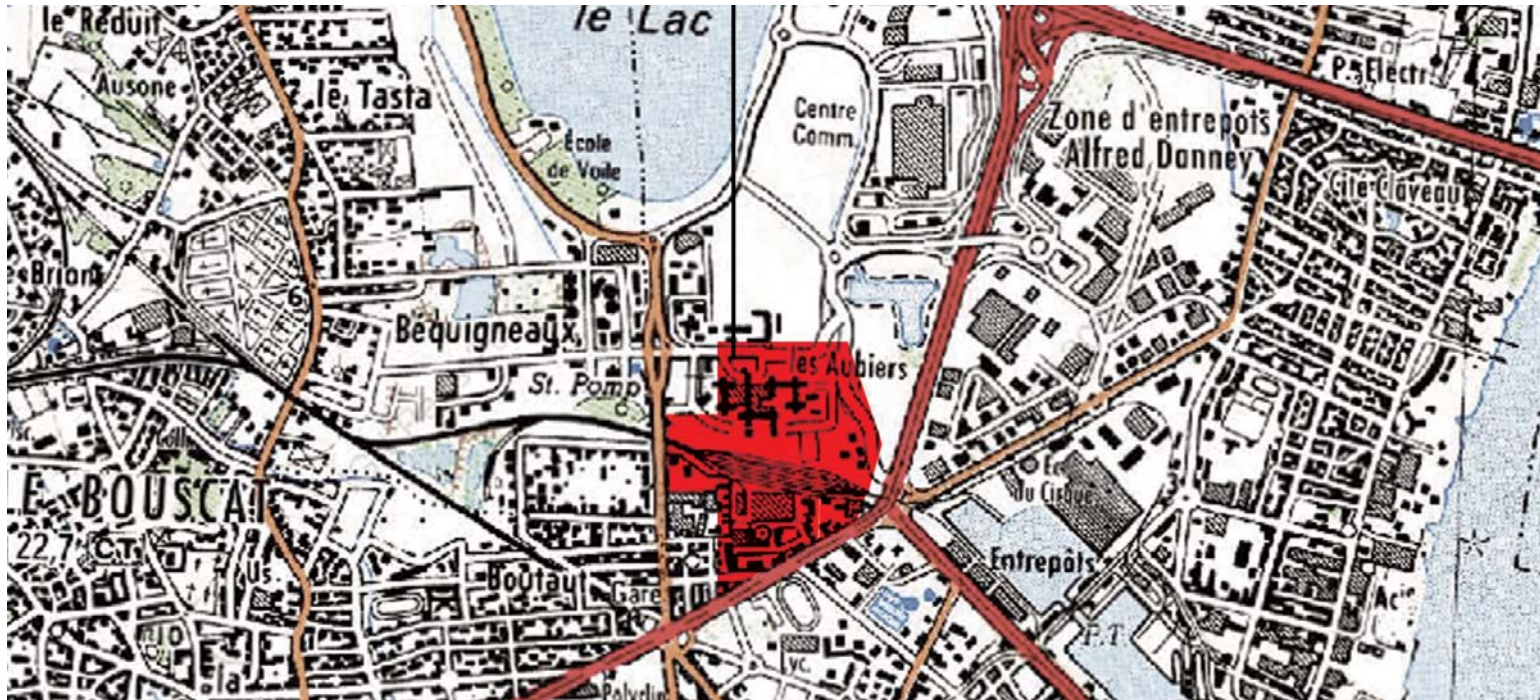
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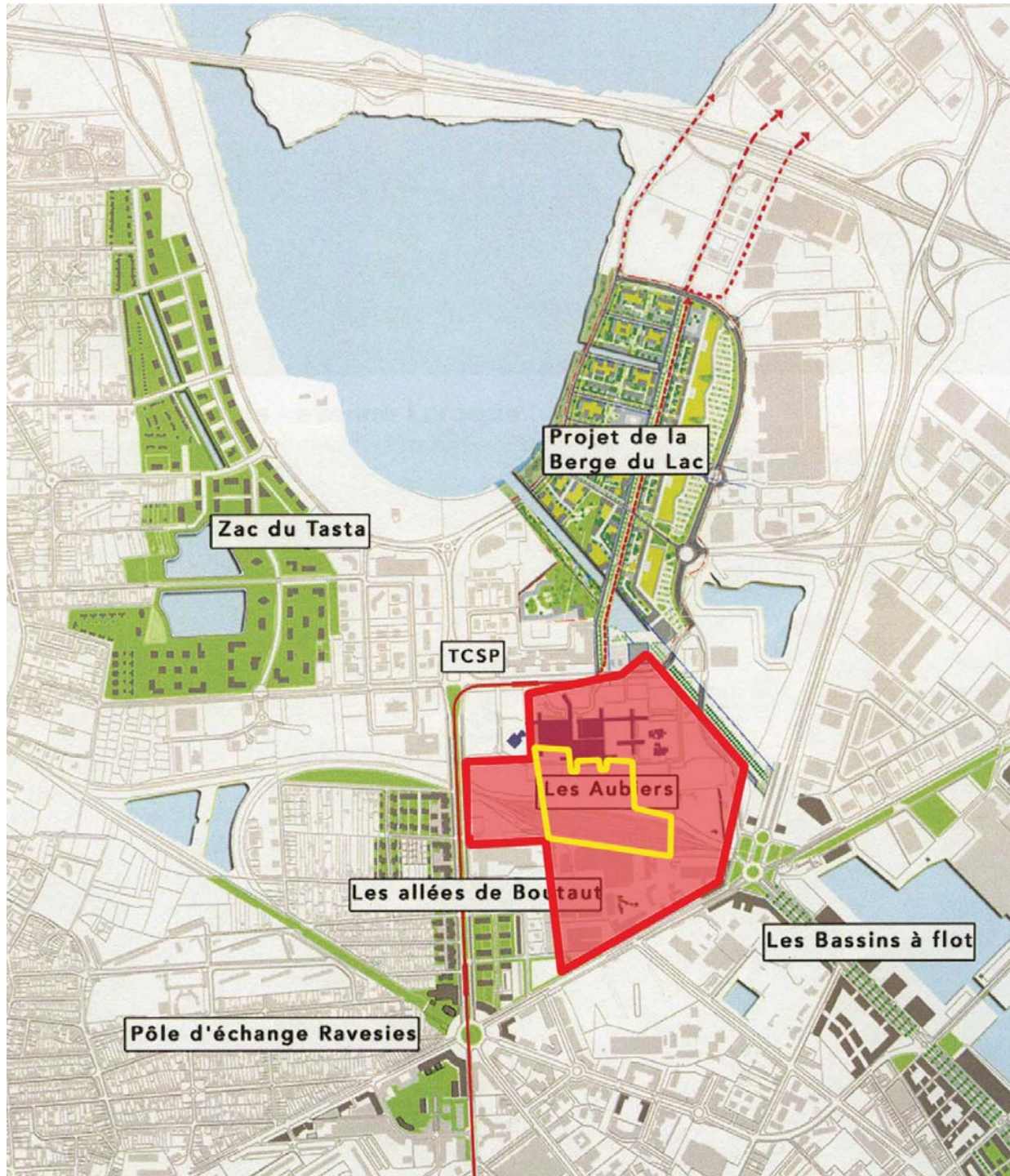
Bordeaux is looking to reclaim and structure its northern areas, between the orbital roads and the boulevards, on the zones nearest the river. The "Cracovie/Latule" site is on the crossover between the old town, surrounded by the boulevards, and the Lake neighbourhood, built in the 1970s on reclaimed former marshland and currently being regenerated. The challenge is to convert this wasteland dock site into a public space, including a cultural programme and housing, and to provide a new nucleus, with better accessibility.

TERRITORIAL SCALE : CONURBATION

Still benefiting from the international prestige it achieved in the 18th century through its port on the Garonne and through its vineyards, Bordeaux dominates southwestern France and its Atlantic seaboard.

The Bordeaux conurbation, with its 700,000 people, has a growing population and needs to meet the high demand for housing and office space which, accompanied by rising car ownership, is tending to sprawl and spread over increasingly large areas. It is therefore developing its transport (construction of a three-line tram network), and is focusing in particular on the big urban regeneration programme on the industrial wastelands on both sides of the Garonne, such as the North-Bordeaux project around the Lake and the Bassins à flot (wet docks).





URBAN SCALE : STUDY SITE

The 34 hectare northern part of the study site, between the boulevards and the lake, consists of a largely residential area dominated by the big Aubiers estate built in the 1960s, which is to be preserved as part of the city's urban heritage. The southern part, between the railway line and the boulevards, is dominated by service, industrial or large retail activities, which include the SAFT, a big high-tech battery production company, and the Wood and Furniture Technical Centre. To the south west of the site are Place de Ravesies, currently being refurbished, whilst to the east are the wet docks, which are being restructured.

Programmatic intentions

Plans are underway to open up a line of sight, combining plants and rocks, between the Lake and the Garonne. Water will be the unifying factor. Accessible from both ends of the railway section, the study site will include a reserved track public transport scheme, running east to west across the city.

PROXIMITY SCALE : SITE OF PROJECT

The 7.4 hectare site is to the south of the Aubiers estate. It consists of a "shelf" and a railway wasteland 200 metres wide running 700 metres between two of the city's major traffic hubs: Place de Latule to the east, and Allées de Boutaut with its tram line to the west. The site is hemmed in and its development has been inhibited until recently by the railway cluster used by the Autonomous Port of Bordeaux.

Programmatic intentions

The intention is to have links providing local north-south and east-west connections on the site, including the future reserved track public transport scheme. This line will link localities on the left bank to those on the right bank, over Bacalan-Bastide Bridge. In addition, the aim is to build 300 to 500 multi-unit dwellings, a central cultural space (e.g. 1500 place concert hall) and attached spaces for temporary events.





The disused rail road towards the West seen from the study site (outside the study site)



Land that can be urbanised West of the allées de boutaut (outside study site)



Disused railway cluster seen from the Allées de Boutaut looking East (project site)



Disused railway cluster as seen from the SAFT site (project site)