

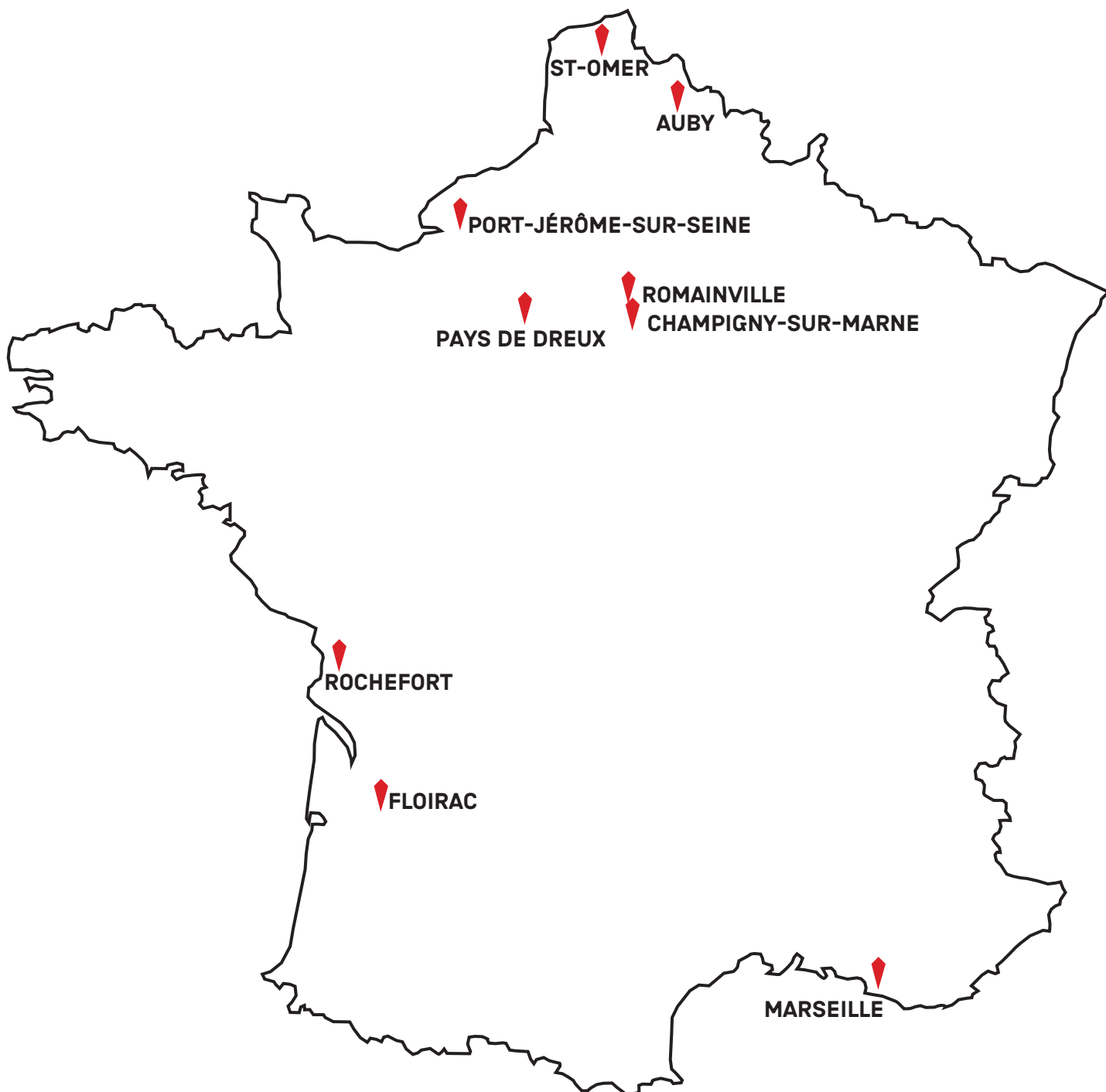


Productive
cities 2

FLOIRAC BORDEAUX MÉTROPOLE

BETWEEN GARONNE AND HILLSIDE PARK

Site brief



ST-OMER

AUBY

PORT-JÉRÔME-SUR-SEINE

PAYS DE DREUX

ROMAINVILLE
CHAMPIGNY-SUR-MARNE

ROCHEFORT

FLOIRAC

MARSEILLE

EUROPAN_30 YEARS AND EVEN + CREATIVITY

The europan competition's 30th birthday was celebrated at the Cité de l'Architecture & du Patrimoine in December 2018¹. The 15th session of the biennial competition is outstanding for both the significance of the birthday and for its youthful visionary sharpness. Productive Cities in a second consecutive session is one of the timeliest themes for the evolution and transformation of our society

VILLES ET ARCHITECTURES EN DÉBAT

(CHANGE AND CONTINUITY)

In a book to be published in March 2019², Chris Younes, Alain Maugard and Céline Bodart underline the importance of competition stratification, one theme leading to another in a chain reaction at the rhythm of the resulting projects; starting with the theme «Changing Lifestyles and Housing Architecture», which takes up where the last PAN³ left off, and then the resulting projects; in the first session, sites were chosen with a certain degree of contextual abstraction and distance by the candidates.

Ideas from the first batch of winning projects, once selected and analysed, outlined a path for the themes that were to follow. These in turn developed further under the influence of subsequent projects. This dance has now been joined by the cities, the sites and local partners, all vital actors in the process. Undoubtedly, this productive cycle feeds the ecosystem Chris Younes mentions. «To participate in European is to become part of a «creative transcultural ecosystem».

PRODUCTIVE CITIES 2 : THE PRESENCE OF LIFE

The 15th session, productive cities 2, is no exception and if diversity and spatial sharing of urban activities remains an issue, three other topics emerge now as pertinent: resources, mobility and social and spatial equity.

Like a virtuous trio in the «decontextualization of a set of relationships that permits their realization in other contexts»⁴.

Where the sites in the 14th session dealt with the legacy of 20th century urban planning / industrial zones, infrastructure, city entrances, urban divides / residential resilience / parking lots, «zones» in search of urban meaning, those in the 15th session confront the borders and edges, the in-between, areas often neglected where human and cultural resources merge with the landscape and environment. Merging to such an extent that they are sometimes invisible.

We could almost be discussing the landscape's «informal heritage», a portrait of cities and peripheries, countryside and changing nature for the better, unchartered, an extremely contemporary subject, a foundation for «tomorrow».

Participants in the 15th session are going to be nomads, explorers, internal migrants, self-imposed wanderers, hikers and perhaps makers! :

«The carefully studied edges form a new typography defined by their common border between earth and sky; as if all sensitivity can appear only in this single layer in a world where the environment and objects come into contact in an impressive tumult.»⁵

This comment by Michel Corajoud is not insignificant: questions of scale in the most recent sessions, issues of territory, landscape and nature, resilience of life brought to the European competition⁶ particularly by landscape architects contain an environmental dimension echoing many of today's expectations.

Very large sites have found their place in the competitions, and yet, sometimes, the smaller the scale the more the development is precise and leads to future accomplishments, as with E13 Saint-Brieuc / De la Terre à la Mer. Work carried out after the competition developed a sense of landscape as seen from the city and public space. Two downtown squares will soon be transformed along lines that are anything but functionalist.

European 15 is moving away from the concept of «production in the city close to home», re-situating the issue to better question urban ecosystems, whether metropolitan or territorial, dense or sparse.

The site visits are going to bathe us in Charente estuary's unique light, take us into Saint-Omer marshlands and upstream of Le Havre near the oil industry fumaroles. We'll be walking along the Haute Deûle canal, seeing the Garonne from Parc des Coteaux and walking down the narrow streets of the vernacular French Riviera. We'll be following the line of a motorway that has disappeared as well as another one not yet built and we'll be going under a soon-to-disappear motorway interchange where the tram stop «Free Thinking» is to be built.

In other words, the three topics, resources, mobility and equity, in relation with place and site, give rise to rich, varied and multifaceted developments. And since it's also the subject, there is a consideration of what already exists, the repairing or transforming to create a rich, productive city with prospects for a more sustainable social life, respectful of the environment, of diversity, its inhabitants and visitors, of universal as well as local resources is the opposite of the phenomenon of exclusion or separation between urban and periphery.

«The city is eating itself, it's no good» as Mark Brearley said about London.⁷

A EUROPEAN CLASSIFICATION OF 47 SITES

As with every session, the nine French sites are grouped with other sites in Europe, european's unique European system.

Of course, the European forum debates⁸ makes it is easier to understand these groupings: site representatives discuss first the sites themselves during the workshops, then analyse the short-listed projects and then the selected projects. These exchanges are published in the European Results Catalogue.

Below, topics and classifying are proposed by the European Scientific Committee and follow each site's presentation.

I- IMPLANTING - PRODUCTIVE MILIEUS AND USES

The challenge for cities to be both productive and sustainable is to interlink resources, mobilities and conditions of fairness. There are two aspects to implanting new dynamics or reactivating resources such as urban farming and educational, research or creative forces: productive milieus and productive uses.

PRODUCTIVE MILIEUS : This is the level where a natural, cultural, social or economic environment is implanted or revitalised symbiotically, by contrast with the architecture of objects or the urbanism of technocracy. So what is needed is to activate human and nonhuman resources and an ecosystem of partners, while at the same time paying attention to integrative values between nature and culture.

> **Saint-Omer** is in the dialogue with :
Barcelona (ES) - Helsingborg (SE) - Palma (ES) - Raufoss (NO) - Rotterdam Visserijplein (NL) - Tuusula (FI)

PRODUCTIVE USES : Uses can become productive if they go beyond their own functional limitations: productive uses work as a trigger that can initiate dynamics of change in a way that transforms the surrounding environment. They are a response to a situation in which an absence of dynamics has led to a powerful «use-ambition», the demand for a credible programme, a catalyst for change that fits smoothly into the existing context.

> **Pays de Dreux** is in the dialogue with :
Innsbruck (AT) - Oliva (ES) - Rotterdam Groot IJsselmonde (NL) - Uddevalla (SE) - Visby (SE) - Wien (AT)

II- CREATING PROXIMITIES

This is about establishing proximities between living and working, stimulating productive relations both within residential areas and between residential areas and monofunctional production zones, introducing collective activities and work practices into residual spaces that add quality to housing conditions. Secondly, it is about rethinking the transition between high-speed metropolitan mobility and the low speed of neighbourhoods and urban centres. Proximities are made in the physical space of the city, but also at temporal and actors' scales, allowing new exchanges between urban actors and users.

INTERFACES AND SHORT CYCLES : The creation of interfaces contributes to the transformation of infrastructures of mobility, logistics, commerce or general services, by shortening production cycles. Such interfaces can also generate new kinds of relations between residential and farming activities, between housing and services, between spaces and communities. Interfaces generate a permanent dialogue between uses and users, between scales and functions, between identities and innovations. The interface is not a stable state, but a fluid space. It needs incremental and adaptive processes and open source projects, rejecting comprehensive and predefined master plans.

> **Auby**
> **Floirac_Bordeaux Métropole**
> **Romainville** are in the dialogue with :
Casar de Cáceres (ES) - Halmstad (SE) - Rotterdam Brainpark I (NL) - Selb (DE)

III- CHANGING METABOLISM

This is about working with the relations, processes, flows and multiple forces of the site in order to find a new balance between them. These sites are large in relation to their contexts, and contain a variety of agents (human and nonhuman) with long- and short-term cycles, and far-reaching ecological, economic and territorial implications.

FROM LINEAR TO CIRCULAR ECONOMY : Characterized by a “linear” economic approach, either monofunctional or with an obsolete economy, the site aspires to incorporate other resources and uses that create synergies and new potentials for interaction. These new elements will play an important role in the functioning of the whole as a circular economic system, because they will be able to catalyse flows and processes more integratively and efficiently.

> **Port-Jérôme-sur-Seine** and
> **Rochefort Océan** are in the dialogue with :
Charleroi (BE) - Enköping (SE) - Graz (AT) - Karlovac (HR) - Laterza (IT) - Warszawa (PL)

MULTIPLYING AND CONNECTING AGENCIES :
The site must incorporate new agencies, new layers of functions that may lead to balanced growth. It is important to well define and connect the sites’ future agencies (about air, water, soil, flood, programmes, activities and users). The final design will be something more than the sum or multiplication of circular urban economies.

> **Champigny-sur-Marne**
> **Marseille_La Cabucelle** are in the dialogue with :

Borås (SE) - Guovdageaidnu (NO) - Nin (HR) - Rotterdam
Vierhavensblok (NL) - Täby (SE) - Weiz (AT)

A EUROPE OF PROJECTS, POOLED EXPECTATIONS, ISSUES AND ACTIONS

It’s important to recall the intuitive affinities put forward by European. By focusing on Europe, the cultural and sociological area with its similarities and differences, it’s possible to come up with projects that are inventive, creative and hopefully innovative and that go beyond site and context issues. Once the sites have been classified, the projects themselves present surprises and unanticipated connections. This is the richness of an evolutionary methodology. By looking a little bit closer, site expectations can increase the content of each file.

This is the principal of a collaborative method that has become more and more common and is at the heart of the competition procedure and the association of various actors (jury / site representatives) and once again after the competition when work begins with the winning teams.

The theme Productive Cities 2 is very ambitious: it requires finding positions and solutions that are not limited in scale but are nevertheless rooted in a spatial, architectural, designed reality. This can be theoretical and conceptual, while offering the possibility to act. Candidates have complete competition freedom and will find the space they need and expect.

«If you throw a rock in one place, ripples spread out far and wide. They do not remain where the rock was thrown. The same goes for an architectural project. If the ripples reach distant shores, you have to go there to understand the results of my gesture. The idea of co-evolution assumes its full magnitude if one does not limit oneself to a small territory ... »

This is the european distinctiveness, part of its «DNA». The manipulation of scale is essential to a working project.»
(2*)

WELCOME TO THE 15TH SESSION OF EUROPEAN! TO WORK!

¹ 13.14.15 décembre 2018_ www.european3oans.org

² *Villes et architectures en débat, vision d’European*, sous la direction de Chris Younès et Alain Maugard, Ed.Parenthèses, to be published in March 2019

³ Programme d’Architecture Nouvelle, PCA, 1972-1988

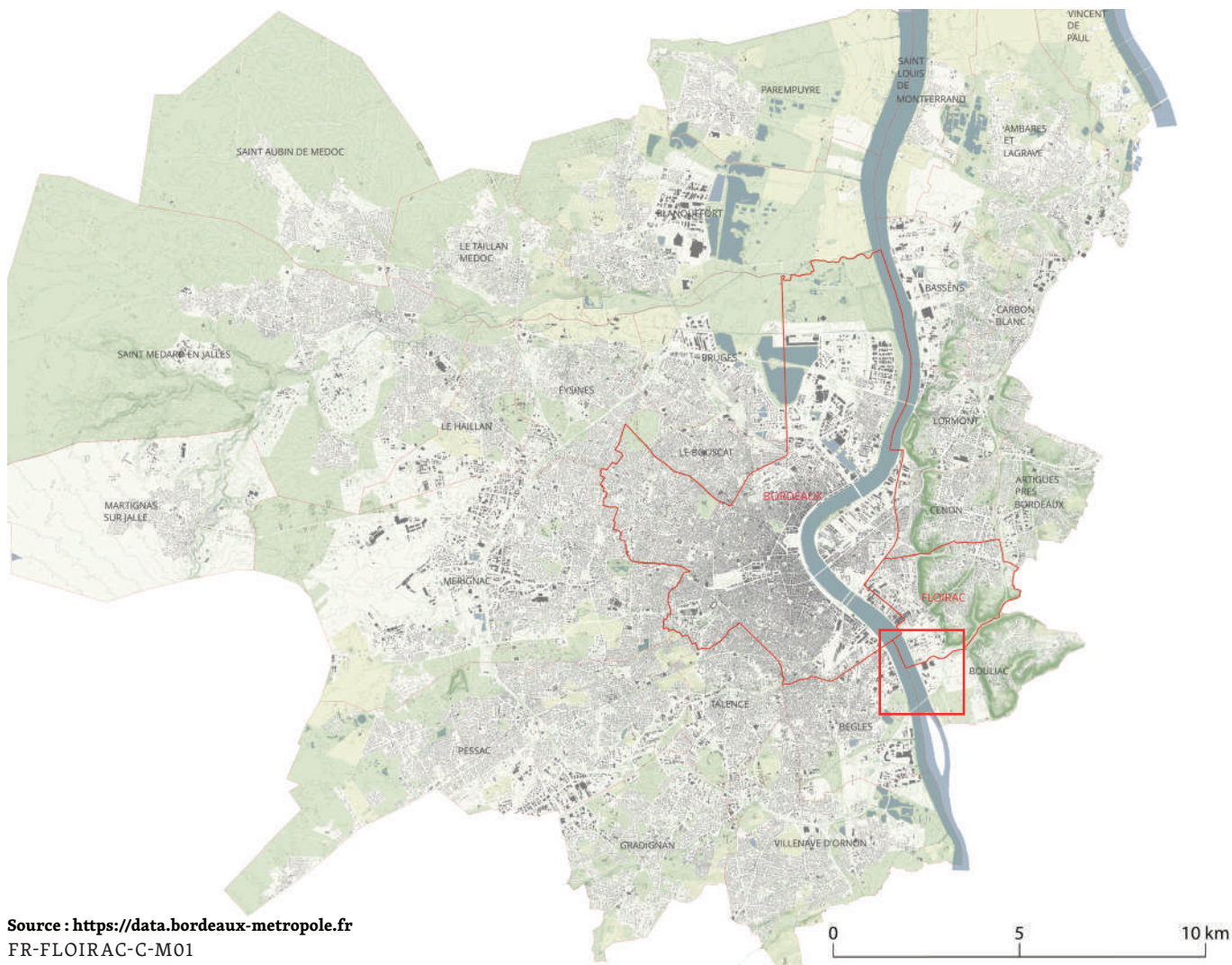
⁴ Gilles Deleuze et Félix Guattari, *l’anti-Œdipe*, 1972

⁵ Michel Corajoud, 1981, « *le paysage c’est l’endroit où le ciel et la terre se touchent* »

⁶ *Cultivating the city/projet lauréat Amiens E14*

⁷ Quoted by Djamel Klouche dans *Architecture d’Aujourd’hui* HS december 2018, « Concevoir des Villes Productives, les promesses d’European 14 ».

⁸ Forum intersessions 14&15, Brussels, November 2018



FR-FLOIRAC-SS-AP01

GENERAL INFORMATION

SITE REPRESENTATIVE :

Bordeaux Métropole, Etablissement Public d'Aménagement (EPA) Bordeaux Euratlantique, Ville de Floirac, Caisse des Dépôts, GPV Rive Droite.

ACTOR(S) INVOLVED :

RTE (Réseau de Transport d'Électricité), CEETRUS (filiale immobilière du groupe AUCHAN).

TEAM REPRESENTATIVE :

Architect, town planner or landscape architect

EXPECTED SKILLS WITH REGARDS TO THE SITE'S ISSUES AND CHARACTERISTICS :

Architecture, townplanning, landscaping

COMMUNICATION :

Communication after the competition.

JURY – 1ST ÉVALUATION :

With the participation of the site representatives.

JURY – PRIZE SELECTION :

Ranked selection : avec winner (12.000€) / Runner-up (6.000€) / Special mention (no reward)

POST-COMPETITION INTERMEDIATE PROCEDURE :

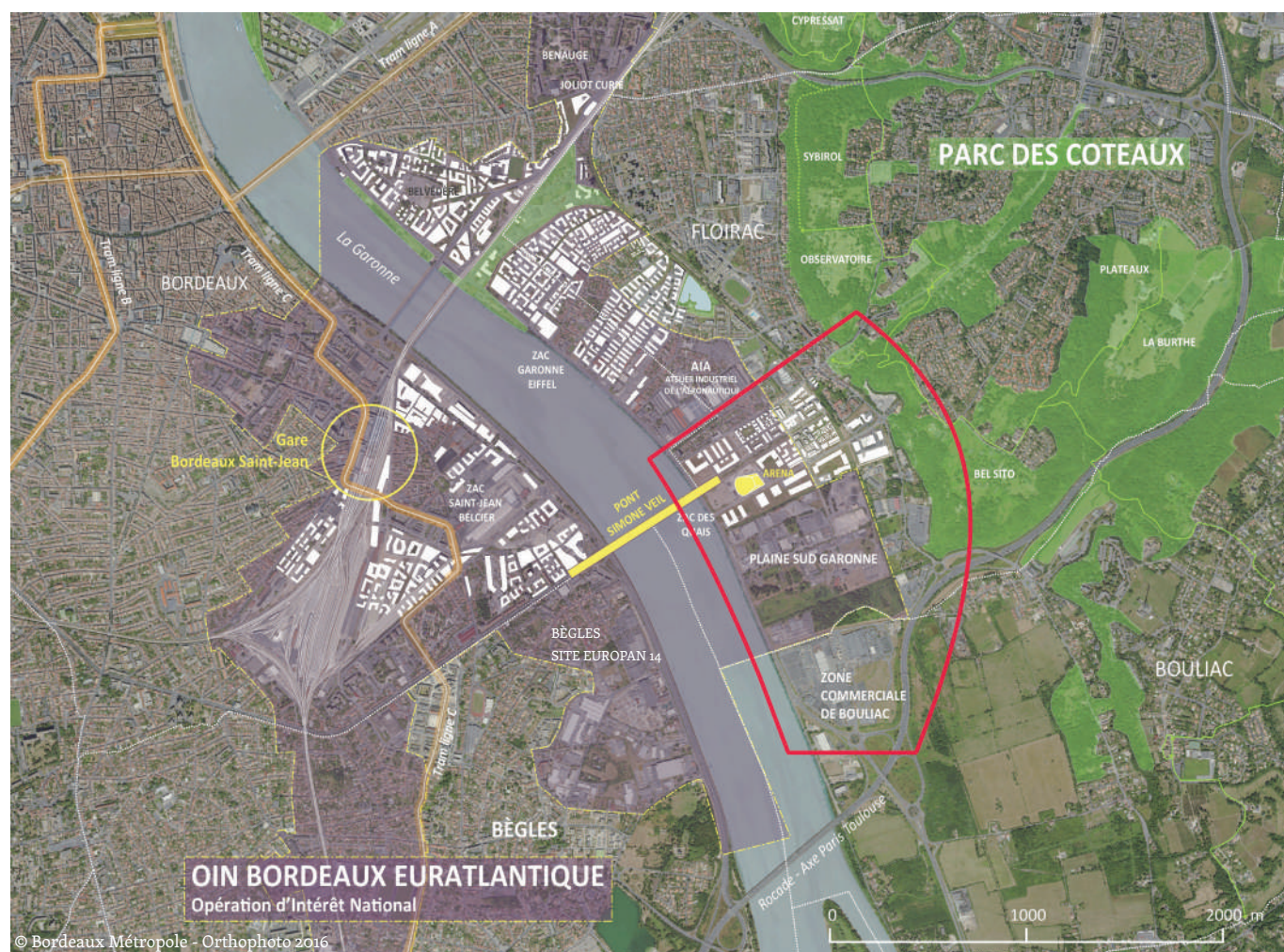
Meeting with sites representatives and 3 selected teams, organized by European France in Paris / Pn-site meeting with sites representatives and 3 selected teams organized by cities and partners / Assistance and consultancy to the cities and partners, also their collaborators, for the implementations processes by European France

MISSION GIVEN TO THE SELECTED TEAM(S) FOR THE IMPLEMENTATION :

Study mission and project for strategic issues proposal, construction of architectural and landscape projet



FR-FLOIRAC-C-AP04



FR-FLOIRAC-C-AP02

RELATION TO THE THEME “PRODUCTIVE CITIES 2”

PRESENTATION OF THE AREA AND THE STUDY SITE

FROM ONE SESSION TO THE NEXT, FROM ONE BANK TO THE OTHER

Having already partnered in European 14 with the City of Bègles, Bordeaux City and Bordeaux Euratlantique are repeating the experience with Floirac, where similar questions of productive cities are just as relevant. The proposed site in Floirac is an extension of the previous session, so that the European 15 teams can work on transforming the Right Bank.

Bègles and Floirac have certain points in common: initially farmland, now industrial, a river bank needing renovation, industrial companies, resources and ecological corridors that are disappearing, but there is also a wide variety of landscapes, with the land around the Right Bank marked by a unique link between the flood plain of the Garonne river and the wooded hillside, opening on to a plateau dotted with ‘chartreuses’ (the 19th century manor houses typical of the Bordeaux region) and their grounds sometimes stretching down the slope.

The urban landscape of Floirac results both from this unique geography and a three-tiered history: first, it’s a wine-producing and market garden area on the hillside and the plateau, then, with the industrial revolution and the arrival of the railway, the first buildings sprang up, giving a village centre and factories plus the workers’ houses, and finally the gradual departure of industrial activities during the second half of the 20th century, heralding new changes.

Initially farmland, then an industrial centre, the Right Bank of Bordeaux was long seen as a land of relegation where industries related to the sea port were concentrated, which were noisy and technologically risky, and therefore had to be removed from town centres. Between the village centres and social housing districts, the towns and villages on the Right Bank are still marked by this common working-class history. Today they are grouped around the huge natural landscape that forms the ‘Parc des Coteaux’.

THE RIGHT BANK IN RENOVATION

In the last decade, Bordeaux has seen major transformations thanks to a huge rise in population, massive investment in public transport and large developments, including the Euratlantique Operation of National Interest. The urban development programme, boosted by the new arrival of the high-speed train, has already started on the Left Bank. It also stretches to the Right Bank, which, because of its historic sea port and industrial background, is questioning its identity and specificity, its past and its future.

The new Simone Veil Bridge will bring the two banks closer together. It is due for completion in 2023. Several urban operations are underway: the ZAC des Quais (renamed ‘Rives de Floirac’ by the residents), the ZAC Garonne Eiffel, etc. They prefigure the extension of the metropolitan centre, which is a wider part of the ‘arc of sustainable development’, a series of urban projects crossing the plain of the Right Bank.

The exponential production of dwellings on this land, calling into question the place of businesses: constant demographic growth carries the risk of productive businesses being evinced, with a social mix more based on housing, offices and urban services. But these inhabitants will need jobs to counter a higher unemployment rate than the average rate of the city, partly due to the fact that residential economy does not always meet the needs and qualifications of the population.



FR-FLOIRAC-SS-AP05

Jean-Paul Alaux, Vue de Bordeaux depuis Floirac, 1832



FR-FLOIRAC-PS-AP01



FR-FLOIRAC-SS-P45

Floirac city hall



FR-FLOIRAC-SS-P46

Souys station



FR-FLOIRAC-SS-P17

Eymet old railway



FR-FLOIRAC-PS-P49

Jacquotte river

A SITE BETWEEN THE GARONNE AND PARC DES COTEAUX

The study site is the last sequence of the Euratlantique operation. It stretches from east to west from the river to the hillside, in the wide landscape of the Right Bank, from the Garonne to the Parc des Coteaux. The study site encompasses part of the hillside and the potential accesses to two remarkable sites: the observatory, built in 1878 on a former wine estate, belonging to the University of Bordeaux, and the Bel Sito estate, belonging to the DOMOFrance housing association.

From south to north, the Quai de la Souys leads into the city from the junction of the ring-road to the future Simone Veil Bridge. Using the bridge as a basis, focus is on improving pedestrian, cycle and river access, forming interfaces and links with the ZAC des Quais, the shopping district, the centre of Floirac and the Parc des Coteaux.

NATURAL, INDUSTRIAL AND URBAN HERITAGE

A modified flood plain

The Garonne alluvial valley has been completely reorganised over time. Part of Floirac was built on the former river bed. The Quai de la Souys, which has several wastelands from its industrial past (potentially polluted soils), now acts as a protective barrier against flooding and overflow from the river Garonne. To the south, the Jacquotte stream marks the historic boundary with the village of Bouliac. It runs along the ring road before passing between the Auchan shopping mall and the Vimeney housing estate. The waterway network also includes rainwater ditches on the Avenue Aristide Berges and between the Jacquotte activity zone and the ZAC des Rives de Floirac.

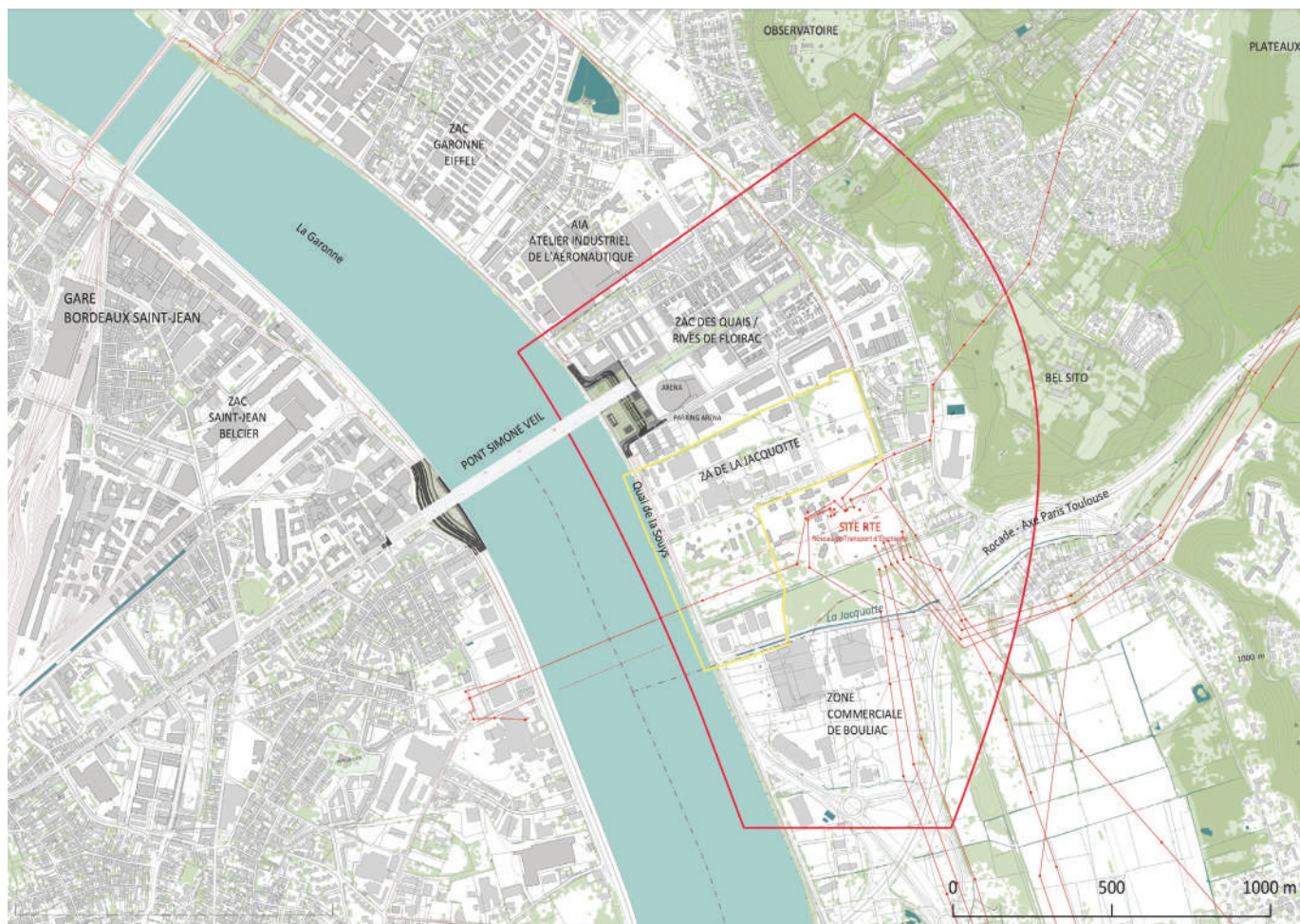
Floirac between plain and plateau

Set back against the hillside at the crossroads of Gaston Cabannes and François Mitterrand avenues, the centre of Floirac links 'lower Floirac', stretching in a line between the railway line and the hillside and 'upper Floirac', made up of housing estates that sprang up on the plateau in the 1950s and onwards. The village centre developed around an old settlement that began in the late 19th century, comprising the village hall and the schools. It has some

twenty local shops and services. The industrial and urban heritage naturally concentrates in lower Floirac, with the working class area of Maupéou (1922). The current RTE site was originally a power station built between 1918 and 1920, with 4 semi-detached workers' houses. The buildings of the former power plant were destroyed when the site was redeveloped in 1970. Also worthy of note is a remarkable modern building, the Maison Lemoine, built by Rem Koolhaas between 1994 and 1998, near the Bel Sito estate.

The old Eymet railway line: a railway heritage for conversion

The Voie Eymet is a railway line created in 1873. It linked Eymet, in the Dordogne, with the Right Bank in Bordeaux. The former station was at the foot of the Eiffel footbridge. This freight and passenger line was mainly used to transport stones for the builders in Bordeaux. After the 1950s, it was exclusively used for goods transport until 1994, when the line was closed down. This line will be gradually redeveloped as a green lane (part of it already is, near the centre of Floirac and the ZAC des Quais), eventually leading down to the Garonne. It will also have to run around or cross the ring-road to ensure continuity with the Roger Lapébie track to the east of the city (the part between Latresne and Sauveterre de Guyenne, already transformed into a cycle path by the local authority).



FR-FLOIRAC-SS-M01



FR-FLOIRAC-SS-P30

Air Liquide



FR-FLOIRAC-PS-P34

Bordeaux Métropole Enrobés



FR-FLOIRAC-PS-P01

PanoFrance



FR-FLOIRAC-SS-P28

Point P

CURRENT AND FUTURE TRANSPORT SERVICES

Today

The East section of the Bordeaux ring-road, commissioned in 1993, is the main access to the site, particularly for logistics. Access is via two main roads: the Quai de la Souys along the riverbank (from junction 22 of the ring-road) and Avenue Gaston Cabannes at the foot of the hillside (junction 23). Between the two, the road network runs perpendicular to the river. The site is located at the end of a feeder bus route towards line A of the tram, and it is therefore much more convenient to get there by car.

Tomorrow

The construction of the Simone Veil Bridge will create a public transport line direct to the site. Discussions are also under-way to develop a network of river shuttles to the head of the bridge (Bat 3). New forms of mobility must be provided for the EUROPAN study site, incorporating the potential of the Voie Eymet, the changing landscape of the Quai de la Souys and the inclusion of alternative forms of transport, particularly with individual or public electric vehicles. Floirac is set to receive a bus depot, which, due to its closeness to the RTE site, will allow for rapid charging of electric buses (see the project site orientations).

ACTIVITIES ON THE SITE

Large industrial companies and equipment platforms

The site houses two sensitive industrial companies requiring a high level of protection: RTE and AIR LIQUIDE (production and distribution of oxygen, hydrogen and other gases for industry and healthcare, a SEVESO site). These two sensitive companies are not due to be removed. Adjoining the ZAC des Quais and the Voie Eymet, BME (Bordelaise de Matériaux Enrobés), specialised in grinding, crushing and coating of tarred materials, could eventually be moved. At the foot of the hill, Point P (building materials) is located on the site of an old quarry.

Zone d'activités de la Jacquotte

This activity zone was created in 1988. It houses a variety of activities, both SMEs and sales or services, and even a wine R&D centre (LAFORT OENOLOGIE) whose beautiful architecture stands out in an ordinary and ill-assorted landscape. This cul de sac is like an enclave

with no connection whatsoever with its environment. The departure in 2019 of a building materials centre on the northern edge of the zone (PanoFrance, 149 quai de la Souys) will be an opportunity to reorganise it allowing for the arrival of new activities (see Project site orientations)

AUCHAN Bouliac and the Vimeney estate

The Auchan Bouliac shopping district was created in 1980 on land covering over 20 hectares. It attracts nearly 4 million visitors a year, with the Auchan superstore covering 11,000 sq. m. and several large retail outlets. The CEETRUS group, which owns part of the land, has started talks to transform this shopping district into a multi-functional district opening on to the Garonne, adjacent to the urban developments of the right bank. By mobilising its land around Bouliac, the group plans to install urban farms on the plain between the hills and the river, to develop market gardening around the city of Bordeaux, bringing production closer to the consumers.

This project is only in the intention stage, but is part of a nationwide strategy for about 50 sites in France, showing the complete turnaround in mass distribution. The EUROPAN teams are not expected to tackle this subject directly, but to examine the connections between the shopping district and the study site, particularly near the Vimeney sales estate (3.4 hectares) on the edge of the study site.



FR-FLOIRAC-SS-P20

View from Parc des Coteaux



Philippe Caumes / OIN Bordeaux Euratlantique

FR-FLOIRAC-SS-AP03

ZAC des quais / Rives de Floirac



FR-FLOIRAC-SS-M04

Topography

SITE ISSUES CONCERNING THE SESSION'S THEME

The EUROPAN productive cities theme comes at just the right time to bring a new vision to share of this territory in the Euratlantique area, little known because relatively inaccessible and not very popular, with many constraints but a wealth of ecological and landscape resources that need revealing and reactivating. The site being entered for the competition is comparable to a laboratory to experiment with new forms and new project processes in partnership with private stakeholders and landowners, be they large industrial companies that cannot be moved or merely SMEs.

The assertion of the economic vocation of the EUROPAN site and the strategy for equilibrium that the city of Bordeaux is supporting (between two river banks, between residential and business areas, between services and production activities) corresponds to a preoccupation of the Right Bank towns and villages: how to maintain, develop and support an economic and productive fabric in this area on the edge of a city. How to make it part of the singular topography and wide-open landscapes of the Right Bank. How to give it ecological value without hampering its economic functions. Can nature be productive in this area too?

The Floirac site corresponds to the three EUROPAN themes at the European level.

Mobility: opening up and creating networks

Away from the major public transport routes (especially the tram) and directly accessible by the ring-road on the edge of the Bouliac shopping district, the site is currently reachable by an efficient primary road network, but with few interconnections and gaps between relatively autonomous sections. How to give the site a landscape structure that would help identify and better link the living, working, consumption or leisure areas that are currently totally separated. How to rethink individual and collective commuting methods by incorporating active and agile modes of transport. How to benefit from the potential mobility on the river. How to extend the new bridge on this part of the entrance to the city. How to situate the desired connection between economic flows, urban planning and mobility modes. Candidates will have to integrate the plan for a bus depot in the City of Bordeaux (see project site).

Resources: environmental and energy resources to be synergised

The theme of productive cities encourages enhancement and interaction of the area's resources. On the Floirac site, they are of different types: countryside and landscape (Parc des Coteaux, wooded areas, Floirac village centre), water (the Garonne with its risk of flooding, Jacquotte stream), the soil (a geothermal heat network on the plain that could be extended eventually to the study site), and the economic activities and the 1,300 employees who work in the area. Added to these usable resources are ancient natural or anthropic paths (the Eymet railway line) or rainwater ditches. Energy is a subject for prospection by the EUROPAN teams, particularly developing activities related to the energy transition and renewables, using energy production and distribution companies (including RTE and Air Liquide).

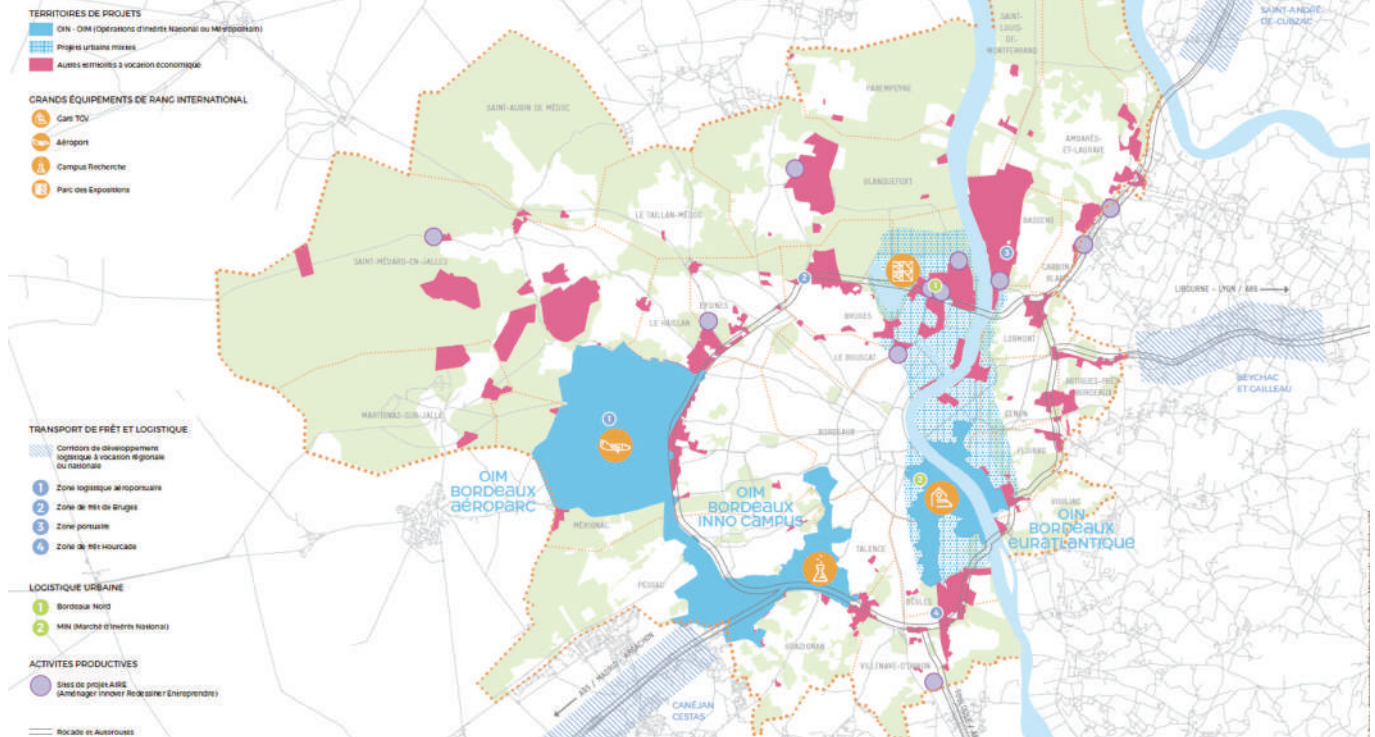
Social equity and mix: towards a productive ecosystem combining urban and social innovation

Economic mutations and technological evolutions have overturned the way we imagine the presence of industry in towns. Today it is more scattered, with smaller production units that interact more with the other components in the area. The challenge is to propose an urban and architectural spatial framework to produce an ecosystem combining productive activities, circular economy and innovation related to energy transition as the main themes for the Floirac site.

The idea of a productive ecosystem also takes into account the change in knowledge towards new jobs and new skills, new services and sharing methods, and to ensure that the local population plays an active role therein. The EUROPAN teams are invited to consider creating places to take the initiative, work, research and train, without dismissing the possibility of incorporating forms of housing and green and leisure spaces that are themselves potentially productive.

BORDEAUX MÉTROPOLE BUSINESS FRIENDLY

ACTIVITÉS PRODUCTIVES ET LOGISTIQUES



FR-FLOIRAC-C-M03

*FOCUS ON THE ECCOBLOC® CONCEPT

Created in 2016, the Ecchobloc® village, on the Avenue Alfonsea in the ZAC des Quais - Rives de Floirac, is an original real estate programme made up of modular offices (from 250 to 1,000 sq. m.) designed for SMEs in trade contracting, building or small-scale production. Initiated by Duval Développement Atlantique and designed by the agency REVELARCHI, it allows small companies to become owners of their premises at very affordable prices, and to choose how to organise them, using the services that correspond precisely to their needs. Today the village houses plumbers, kitchen designers, security and safety specialists, air conditioning designers and even wine merchants.

In the words of the designer, 'Ecchobloc aims to offer turnkey premises in the form of offices that can adapt to the needs of SMEs of varied and variable sizes. [...] The modules can be assembled to form larger areas, in multiples of 250 sq. m. Each block can adapt to the functional and modular needs of the company, and even includes a mezzanine floor. The project is designed to emphasise the landscape quality of the site [...] with the service courtyard opening on to the green of the hillside. The preserved and developed green spaces, combined with the use of white roofs for the built-up spaces, limit the heat island effect. The project plays with an origami of white spaces that asserts its originality in the landscape with shed roofing that lets in natural light. See: <http://www.revelarchi.com/nos-projets/ecchobloc/>



FR-FLOIRAC-SS-P23



FR-FLOIRAC-SS-P22

BACKGROUND AND METROPOLITAN STRATEGIES

PLAYERS AND METHODS

THE AMBITIONS OF BORDEAUX MÉTROPOLE AND THE ENTREPRENEURIAL TERRITORY APPROACH

Aim for 2030: the millionaire city

The area of Bordeaux city has changed fast over the past few years, with the extension of the tram network and the implementation of large-scale development projects. This planned policy is part of the prospect of becoming a millionaire city by 2030. This ambition is based on several strategies to work with the demographic and urban vitality in the city, such as '50,000 dwellings around the public transport lines', '55,000 hectares of countryside', and 'the sustainable development arc'. Economically, Bordeaux is based on a metropolitan plan to encourage companies that includes a plan of operational initiatives for economic planning and to develop a range of B2B services.

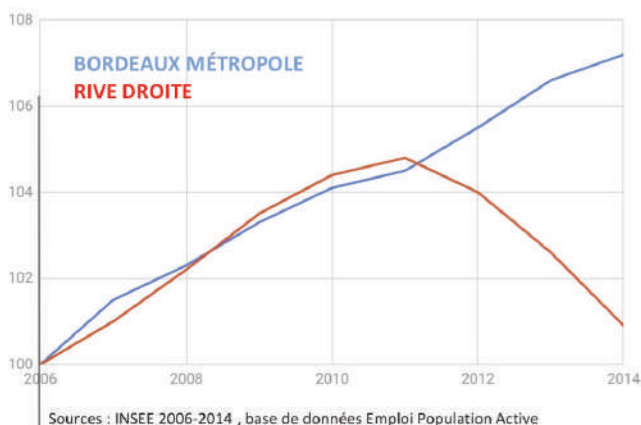
A road map for economic action adopted in 2016 aims to foster the creation by 2030 of over 100,000 jobs by the economic firms and partners, ensuring diversity and balanced distribution over the territory. Particular attention is given to productive activities in the dense part of the town (trade contractors, urban logistics, etc.) relating to the town services and local shops. The subject given to the EUROPEAN teams, dealing with social mix and cohabiting activities with other urban functions in the centre and on the edge of the city, is an opportunity to experiment new forms of social mixing locally.

The Entrepreneurial Territory approach

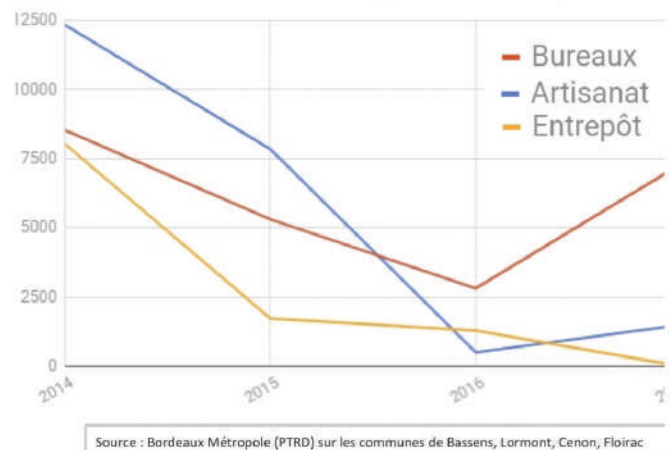
This approach is the metropolitan strategy concerning the four towns in the Grand Projet des Villes de la Rive Droite (Bassens, Lormont, Cenon and Floirac). It aims to coordinate and boost economic projects, highlight the strengths of the territory to create and develop companies to cope with the loss of jobs observed all over the area and the drop in building projects intended for trade contractors. The Right Bank faces four challenges: increased departures of companies, a worrying imbalance between jobs and housing, with a direct impact on mobility, higher employment than in the neighbouring areas, and a low level of skills and qualifications requiring more schools and training institutions.

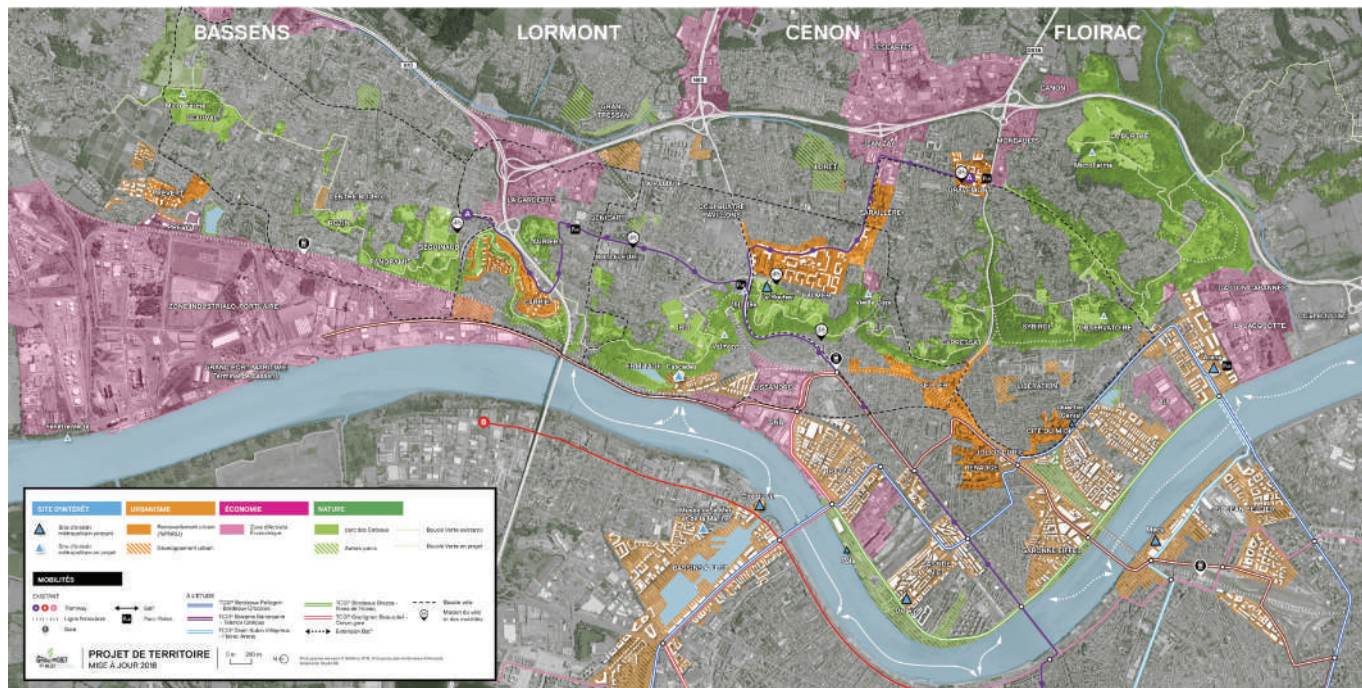
The efforts by the local authorities have helped to develop the social and economic support initiatives and to experiment with new forms of corporate property like the Ecchobloc® park in Floirac. Economic revamping also requires adapting older activity zones, as has been done with the Jacquotte park in Floirac: these zones are ageing and no longer meet the needs of companies for several reasons: under-use of land, lack of visibility, limited offer of services (restaurants and crèches, etc.) and mobility for employees (parking, public transport).

Change in number of jobs in 2006 (base 100)



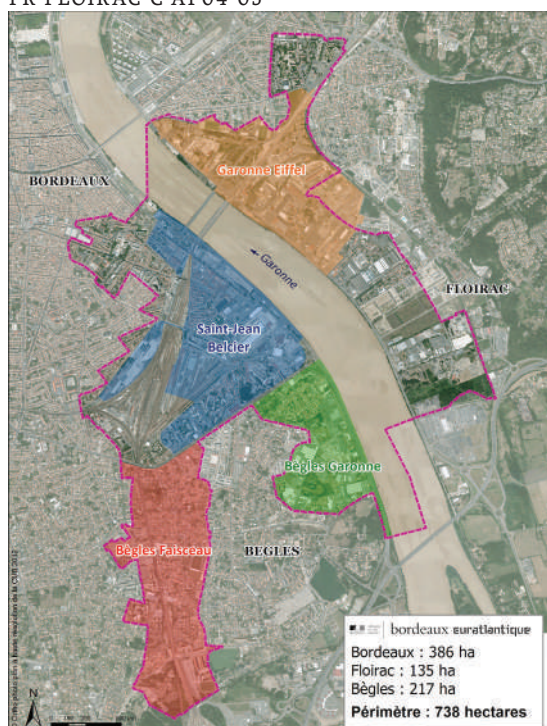
Creation of activity venues in sq.m. on the Right Bank between 2006 and 2014





FR-FLOIRAC-C-AP04-05

GPV Rive Droite conurbation plan



FR-FLOIRAC-C-AP03 Boundaries OIN Euratlantique



FR-FLOIRAC-SS-M03

Ville de Floirac - Territory project - Diagnostic



FR-FLOIRAC-C-M02

Parc des Coteaux

THE EPA BORDEAUX EURATLANTIQUE AND THE OPERATION OF NATIONAL INTEREST

The Public Development Establishment of Bordeaux Euratlantique is in charge of developing the Euratlantique operation of national interest (OIN), one of the largest development operations underway in France. It has two urban and economic development tasks aiming to house 40,000 new inhabitants (18,000 dwellings) and create 30,000 new jobs. Economically, Bordeaux Euratlantique aims to structure a thriving ecosystem by supporting innovation (digital, clean tech and green tech companies) as well as maintaining and developing service and production activities, consistent with the strategies of Bordeaux City for a balanced network over the territory. The Operation includes four main project territories:

- Bordeaux Saint-Jean Belcier: the operation given to the agency REICHEN et ROBERT & partners, aims to design a cosmopolitan station district housing a Europe-wide business centre and a major cultural amenity (the MECA - Maison de l'économie créative et de la culture en Aquitaine).
- Garonne Eiffel: on the Right Bank, the operation given to the agency TVK covers an area of 127 hectares in the towns of Bordeaux and Floirac, to build 7,500 dwellings.
- Bègles Faisceau: the area of Bègles Faisceau, given to Alexandre CHEMETOFF & partners, includes the reconversion of a former postal sorting station into a Digital centre (Cité du Numérique) and the creation of an environmental intelligence centre (parc Newton) dedicated to green growth and energy transition.
- Bègles Garonne: This is the fourth major territory identified as a project site with the creation of the OIN. It housed the EUROPAN 14 site.

THE GRAND PROJECT FOR TOWNS (GPV) ON THE RIGHT BANK

The Right Bank

The Right Bank stretches over 3,400 hectares, of which 400 cover green spaces for 71,000 inhabitants, with a good network of amenities and local public services. Economically, it includes the largest Zone Franche Urbaine in France (impoverished areas where companies benefit from tax exemptions), economic activity zones along the ring road and a terminal of the Grand Port Maritime (sea port) in Bassens. The economic fabric is 80% SMEs (less than 10 employees) that make up the majority of the jobs. Trade contractor companies are in the majority, mostly in building or construction (55%).

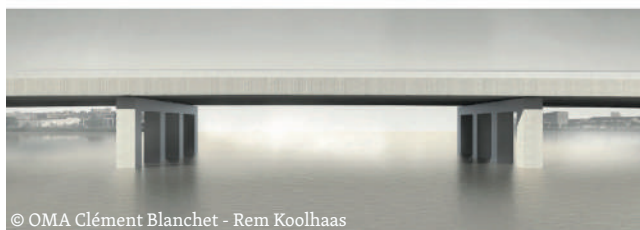
The GPV and its missions

When they were created in 1999, the GPV were social and urban development projects aiming to reintegrate problematic districts in a process of requalification and development. This led in 2001 to the 'Grand Projet des Villes' on an area grouping the towns of Bassens, Lormont, Cenon and Floirac, linked by their geography, their history, and a united vision of their development. The GPV Rive Droite today is a public interest group working on four missions: steering urban renewal projects, guiding towns in their economic, employment, education and cultural policies, promoting the image of the Right Bank, and more generally leading and coordinating a territorial project based on the Parc des Coteaux.

See: https://www.surlarivedroite.fr/wp-content/uploads/2018/01/PLAN_GUIDE_2018_GPV.pdf

FLOIRAC

Floirac stands on a former market gardening and stone quarry site. It maintains strongly attached to the values of hard work, particularly in the plain which has seen a number of activities. Floirac is a town that is happy to receive immigrant communities seeking work, and a gateway through which several generations have passed on their way to the Bordeaux marketplace. Fond of its history, the town is currently building a territorial plan that associates these social values with the idea of a 'park town' and 'garden town' to counteract the 'stone town'. The territorial plan is based on the 'third revolution' of the plain: Floirac is changing, and its image is doing likewise, with the transformations underway (the new bridge, the ZAC des Quais, ZAC Garonne Eiffel and the new ARENA concert hall). The town's challenge to combine these new town plans with the old urban fabrics and their respective histories (over 6,500 dwellings are planned up to 2030, covering almost the entire plain). Economically, the number of jobs is declining. Restoring the Plaine Sud Garonne site is a major issue to counter this trend. The economic fabric needs to be made denser and younger to maintain the identity of a productive territory on the outskirts of Bordeaux city.



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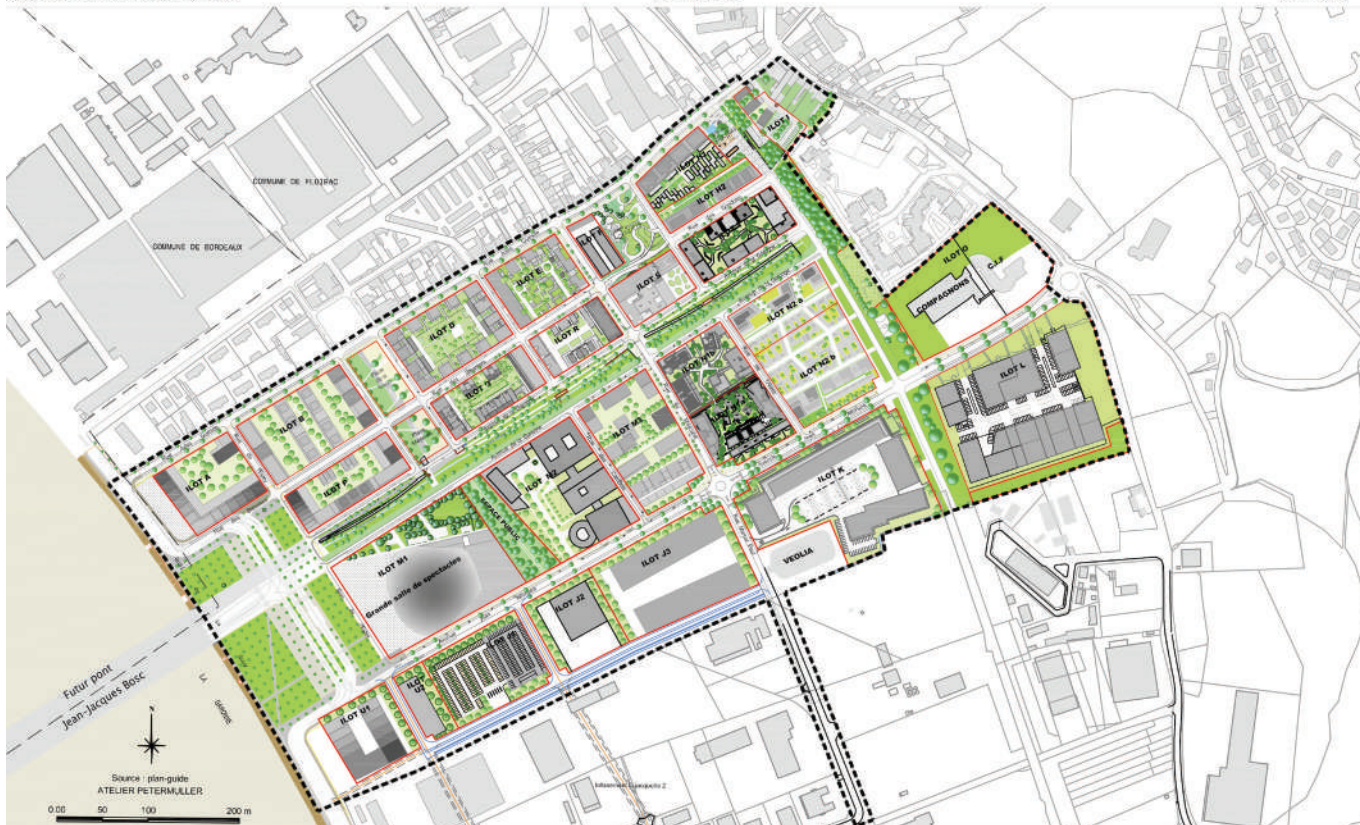
Pont Simone Veil - Projet OMA



PÔLE DYNAMIQUES URBAINES
DIRECTION DE L'URBANISME
SERVICE PROGRAMMATION ET AMÉNAGEMENT URBAIN

Commune de FLOIRAC ZAC DES QUAIS Plan guide

Avril 2015



FR-FLOIRAC-SS-M05

ZAC des Quais - Rives de Floirac

PROJECTS UNDERWAY OR UNDER CONSIDERATION

Parc des Coteaux

The Parc des Coteaux is a series of wooded areas linked together over 400 hectares overlooking the Garonne. It boasts 25 km of public footpaths. This green background can be seen from the whole of the left bank and the Bordeaux embankments, and is home to a wide variety of natural spaces (woods, meadows, parks, wet zones, etc.), with some ten panoramic viewpoints. It is made up of a series of parks, including the observatory grounds, the Sybirol® estate (charter house, farm buildings and grounds of 23 hectares), the Castel grounds, the Burthe estate with its castle and 70 hectares of grounds laid out in the 18th century. There is an urban micro-farm, a riding school, sports and cultural amenities and a fitness circuit. The development of the Park and the Green Lane is ensured in each town it passes through, and in stages with a concerted ecological management system under the Parc LAB project. The ecological and cultural rehabilitation led to the biannual 'PanOramas', a mixture of contemporary design, digital arts and alternative leisure activities.

See: <https://parclab.wordpress.com>, https://www.surlarivedroite.fr/wp-content/uploads/2014/07/parc-des-coteaux-rive-droite_plan_2010-2012_design-la-projects_2937ko-.pdf

Pont Simone Veil

This new crossing over the Garonne between Bègles and Floirac aims to make travel easier inside the Bordeaux ring road and complete the loop of public transport via the boulevards. Designed by the international agency OMA (Clement Blanchet), the bridge will form a magnificent link by 2023 between the two banks, and intensify the development of the city caused by the major OIN projects. The sixth bridge across the Garonne shows a new urban approach: its architecture will be extremely simple, designed as a large-scale, original public metropolitan space, more like a modular, flexible platform that can adapt to the different modes of transport and be used for a multitude of temporary purposes. Two huge landscaped areas will form the ends of the bridge and leading down to the Garonne will reconnect the two banks, making traffic and communication easier.

ZAC des Quais de Floirac

On the site of a former soap factory and a cement works which closed down in the 1980s, Bordeaux took local control of this ZAC for the benefit of the city. The first renovations were started in 1993. The urban project was awarded to PETERMÜLLER, and includes the construction of 1,400 dwellings covering 45 hectares. The ZAC has four

big amenities: the ARKÉA ARENA concert hall with seating capacity of 11,000, built by the Rudy RICCIOTTI agency and inaugurated in 2018, a public multi-storey car park for 960 vehicles, the new Bordeaux Tondu clinic (completed in 2019), and a school with 16 classrooms. Several islets are reserved for SMEs and small production companies, with examples including the ECCHOBLOC village and ESPACE GARONNE. A recycling centre (Veolia) was also installed on the southern edge of the ZAC. The district is built around a green framework with two major elements: a footpath linking the Garonne with the hillside and the centre of Floirac, and the green corridor of the former Eymet railway line, whose extension is directly concerned by the EUROPAN site.

Since 2001, the district « Rives de Floirac » has also had an apprentice training centre, the 'CFA des Compagnons du Tour de France Nouvelle Aquitaine', intended for jobs in building and construction systems (in work-integrated learning or mainstream courses). The Compagnons are planning for their Floirac site an overall restructuring project to develop education, accommodation, catering and exhibition areas in partnership with the companies in the area and graduate schools (an architecture college, for example).

Developing the Quai de la Souys into a 'Grande Allée Métropolitaine'

The Grandes Allées Métropolitaines, or major city avenues (GAM) are part of a programme to change the urban roads and motorways initiated by the Town Planning agency of Bordeaux City. The plan is to design a new way of developing the main urban roadways in the city. The GAM are different from the urban boulevards or parkways in that they work on developments that foster two-way fluidity for slow and fast commutes (pedestrians, bicycles and public transport). Like the Parc aux Angéliques, the GAM Quai de la Souys should allow the banks to be reclaimed according to the tidal range of the Garonne. Builders are recommended to move the buildings back 65 metres to create a Right Bank landscape façade corresponding with the urban façade of the more built-up Left Bank.

***FOCUS ON THE RTE SITE**

RTE is a French public service company that manages the high and very high voltage electricity transmission grid. It transports electricity from the suppliers (French and European) to the users, who might be electricity distributors or industrial companies directly connected to the network. Some 105,000 km of cables conveying between 63,000 and 400,000 volts, and 50 cross-border cables connecting the French network to 33 European countries, offering opportunities for exchanging electricity that are essential for the economic optimisation of the electric system.

The plant in Floirac is a strategic hub in electricity supply to the city, working like a sorting station that receives, transforms and distributes the energy. The transformers allow for the passage from the regional 225,000 volt transmission grid to the local 63,000 volt grid. Electricity cannot be stored in large amounts, it must be sent and used as soon as it is produced. This is also part of RTE's work, maintaining a balance between production and use in real time.

One of the major issues for RTE in the coming years will be guidance in energy transition. Its first responsibility is to improve its grid to incorporate a growing part of renewable energy (wind, solar, biomass, hydraulic, etc.) while maintaining the quality of the current electricity supply and continuing to ensure equality of electricity supplies between the territories.

Respect for and sustainable protection of the environment are values that RTE defends in all its public service work. The company ensures that its infrastructure and business protect the environment, the countryside and the biodiversity (reduced numbers of overhead electric cables, care for the sensitive zones they pass through, such as natural parks, Natura 2000 zones, etc. and protection of bird life against electric cables, etc.). RTE is a partner in the Life Biodiversity project to manage plant life under the high voltage cables to maintain the ecological corridors

For EUROPLAN, the teams must plan to maintain the current RTE site, its fencing and the protection of its perimeter for safety reasons. Proposals can be made for its integration into the environment (the perimeter) but also the way in which the site can be part of the green plant framework.



FR-FLOIRAC-PS-P24



FR-FLOIRAC-PS-P26



FR-FLOIRAC-PS-P15



FR-FLOIRAC-PS-P19

ORIENTATIONS AND QUESTIONS ASKED OF THE EUROPEAN TEAMS

STUDY SITE

REVIVING THE MAIN LANDSCAPE: AN ENTRANCE TO THE CITY BETWEEN THE GARONNE AND THE PARC DES COTEAUX

On the outskirts of the dense city and the Euratlantique project, the site poses problems of accessibility and linkages, openings on to the surrounding landscape, reintegrating natural ecological continuums, and also programming and architecture to transform its image and uses as a city gateway and up-and-coming waterfront area. The strategy is to reconnect the site to the surrounding countryside and the river.

Using geography and the main landscape should help the project deal with the major link between the river and the Parc des Coteaux, which gives the Right Bank its topographical identity, seeking physical or ecological connections with the Observatory, the Parc du Castel and the Burthe estate. The landscape approach can also help to reveal the traces of Floirac's industrial, working-class and farming past, still visible in the old buildings and the Eymet railway line, which crosses and structures the site from north to south.

DECOMPARTMENTALISE, CONNECT, LINK, MAKE ACCESSIBLE

The study site today is not very closely connected to the major city development projects, far from the tramway and with no easy link to the centre of Floirac. It forms an isolated pocket where the town as yet has no structure. For safety reasons, the main industrial companies such as RTE and Air Liquide have formed enclaves. The Bouliac shopping district depends almost exclusively on its road access with junctions with the ring road and the Quai de la Souys, while the cul de sacs in the Jacquotte activity zone allow for few road networks.

Because of this compartmentalisation, the EUROPEAN teams are invited to consider questions of accessibility, mobility and urban networks to re-establish the flows, allow possibilities for crossing, linking and connecting, creating closeness and restoring value through accessibility. Rethinking all the modes of commuting, including for pedestrians and cyclists, also implies the possibility of introducing new uses in a framework of natural spaces.

REBUILDING A NATURAL, ECO-FRIENDLY LANDSCAPE FRAMEWORK

To improve the link between the Garonne and the Parc des Coteaux, a natural, eco-friendly framework is needed, comprising the businesses already there and the landscape, ecological and energy resources on the site. Beyond consideration for water and plant management, the reintegration of the countryside should also be seen as a vector of both social and economic innovation. The idea of 'productive nature' is already being tested: allotments on the Eymet line, installation of an educational micro-farm in the Parc de la Burthe; an urban farming project developed by CEETRUS near the Bouliac shopping district.

FOSTER SYNERGIES AND INTERACTIONS BETWEEN THE CURRENT AND FUTURE ECONOMIC PLAYERS

The site includes a wide variety of economic players, geographically close but not interacting or exchanging or sharing (services, energy, knowledge, etc.). One of the issues is therefore to suggest a project process to bring them together to identify similarities or collaborations that would facilitate sharing or circular economy, incorporating possible changes to the shopping district and different modes of consumption. The energy theme is an avenue of thought to be developed, with RTE, EDF (major players in energy production and transport), Air Liquide (producer of gases, particularly hydrogen) and potential future experimenters, focusing in particular on mobility.



FR-FLOIRAC-PS-M01

* FOCUS

Companies are no longer static and grouped in one single place. They change over time and must adapt their work spaces to their development, quickly and at little cost. The creation and life cycles require new urban and architectural forms that are agile and compact, can be developed further, and will combine production workshops, production and storage premises, administration offices and potentially spaces for testing, training and research. We therefore need adaptable, modular or temporary company premises, shared spaces and services, training classes, places where companies of different kinds and sizes can discuss and exchange ideas.

What spaces and architectural forms should be proposed for sharing? How can we integrate temporary usage spaces? What environment should be proposed to encourage group living during and outside working hours (sports, leisure activities)? How to develop individual and shared mobility to facilitate access to the site amenities? What management methods should be implemented, particularly using tools of the smart city? How to design a business district producing more energy than it uses?

PROJECT SITE

The competition must bring together the public and private partners for an overall vision of the vocation and occupation of the project site in its wider surroundings. Development proposals must help to reconnect the major entities from north to south and from east to west, particularly the link to the river, by anticipating the transformation of the Quai de la Souys. Nothing has as yet been decided about the landscape, architecture, height and density of this gateway to the city. Proposals from the EUROPAN competition will be the basis for discussions with the current land owners (RTE, ENEDIS and CEETRUS).

THE NORTHERN EDGE OF THE JACQUOTTE ZAC: DESIGN A PRODUCTIVE DISTRICT WITH GROWTH POTENTIAL

Panofrance, located at 149 Quai de la Souys, will be moving out in 2019, freeing up a plot of 3.5 hectares on the car park of the ARKÉA ARENA concert hall. This leads to thought on what will eventually occupy the site, in line with the new Rives de Floirac district and the development of the river banks. Proposed developments may stretch up to the Eymet line, incorporating the site of BME.

On the current site of Panofrance and BME, the EUROPAN teams are invited to imagine a productive district with three spheres of activity: production, services and training. The types of activity intended cover production and light industry, activity relating to the energy transition, social economy, start-ups dedicated to service production, research activities and training centres. Programming will exclude major logistics and housing, but may include small logistics hubs (deliveries, waste, etc.) and accommodation for the activities.

The SIREC (Syndicat Intercommunal de REstauration Collective) must be maintained on the site. This company prepares and delivers nearly 5,500 meals a day to schools and leisure centres in the four towns on the Right Bank, as well as municipal canteens, nursing homes and social centres delivering meals on wheels.

For the existing businesses, the EUROPAN teams are invited to imagine a process to transform the business zone and reintegrate this activity zone into a new network of urban linkages. The existing activities must be worked with, and future changes at the urban and current plot levels must be imagined, exploring possibilities for opening up, creating more density and reclaiming the

environment (occupying plots, architectural elements and public spaces). What urban proposals and what processes should be initiated to associate the current companies with the future ones

RTE / ENEDIS SITES: INSTALLATION OF AN ELECTRIC BUS DEPOT

Bordeaux City currently has two major sites storage, maintenance, fuel supply and upkeep of buses for the whole transport network in the agglomeration. These sites on the Left Bank are currently saturated. There is no room for buses to park, which limits the development of the network. A third bus depot is strategic, and urgently needed by the city.

The Floirac site is ideal for a bus depot for several reasons: closeness to the future Simone Veil bridge (fast access to the city centre), location on the Right Bank, adjacent to future major bus lines and a road network compatible with an activity that will generate traffic. The programme requires a surface area of about 3 hectares, including parking spaces (for buses and the drivers' vehicles), a maintenance workshop, reception areas for the drivers (locker rooms, canteen, etc.), various technical equipment (washing machine, charging terminals, cleaning area, etc.) and electricity production equipment (solar panels).

Its location is planned to be on all or part of the land currently standing empty near the RTE site, which makes sense in view of the aim to make the whole bus fleet electric. Near the wooded and natural areas, this depot will also need to fit in with the environment. Shared use or cohabitation with other companies (including the technical centre of Floirac municipality) are possible. This must however be compatible with safety requirements of the site to counter any risk of intrusion.

PROCESSES, START OF THE PROJECT WORK AND AFTER THE COMPETITION.

EUROPAN and the ideas competition is not looking for a fully-designed project, given the size and complexity of the site. The teams will be able to work further on a specific approach that is relevant to the processes, landscape or architecture and that will enable the first initiatives to be discussed with the economic players.

The occupation of the site implies cooperation between public and private players. Later on, the project will be elaborated in partnership with the owners, to experiment and adapt in conjunction with the land owners and companies in the Jacquotte activity zone.

AREAS FOR DISCUSSION TO EXAMINE ALL THE ISSUES IN THE ECOLOGICAL TRANSITION

The EUROPAN teams are encouraged to react to several themes relating to transition of:

Space: go from town planning by zones to planning by transition, organising productive connections and cohabitation between different types and sizes of company.

Time: develop tools for planning for the transition, suggest prefiguring initiatives to gradually build up sustainable partnerships with the economic players.

Energy: suggest ways of sharing energy sources and resources by combining the knowledge and skills of the players to hand, particularly RTE.

Ecology: incorporate all the themes of urban and industrial ecology and water recycling, waste and consumer goods management (materials, packaging in mass retail outlets).

Food: incorporate the possibilities of sharing food distribution and services (company canteens, food reconditioning centres, etc.), and even of food production on the site, such as aquaponics and permaculture, using the river and an old irrigation network.

PROPOSE PREFIGURATION AND EXPERIMENTATION INITIATIVES

Candidates are invited to consider new forms of tactical town planning that the players in the territory could implement as a first stage in the transformation and a small-scale test phase. This would mean suggesting prefiguration initiatives of which the current and future economic players would be the main creators, by developing creative ecosystems for the companies, considering their needs, expectations and development plans (modular, hybrid or temporary office space, for example). This type of proposal would help set off a process that is part of a living approach to the site and its transformation

AFTER THE COMPETITION

Several types of mission are likely to be given to the EUROPAN teams by the city of Bordeaux, Floirac or Bordeaux Euratlantique in the study site: study and project missions to further the strategic proposals resulting from the competition, feasibility studies and implementation of prefiguration initiatives, urban and landscape project management for experimentation, backed by EUROPAN France and the PUCA, with the support of the Architecture department.

Other formats could be used to enhance the EUROPAN results: workshops with the economic players, the landowners, the residents and the users.

LIST OF DOWNLOADABLE DOCUMENTS

CITY - TERRITORIAL SCALE

FR-FLOIRAC-C-APo1	Aerial view
FR-FLOIRAC-C-APo2	Aerial view + study project boundaries
FR-FLOIRAC-C-APo3	Aerial view + Euratlantique boundaries
FR-FLOIRAC-C-APo4-05	Conurbation plan GPV Rive Droite
FR-FLOIRAC-C-APo6	Semi-aerial view
FR-FLOIRAC-C-Mo1	City plan
FR-FLOIRAC-C-Mo2	Parc des Coteaux plan
FR-FLOIRAC-C-Mo3	City plan with economic sites
FR-FLOIRAC-C-Mo4	Rive Droite economic data diagram

STUDY PROJECT - URBAN SCALE

FR-FLOIRAC-SS-APo1	Semi-aerial view + study project boundaries
FR-FLOIRAC-SS-APo2	Study project aerial view
FR-FLOIRAC-SS-APo3	ZAC des quais semi-aerial view/ Rives de Floirac
FR-FLOIRAC-SS-APo4	Study project semi aerial view
FR-FLOIRAC-SS-APo5	Schema 1832
FR-FLOIRAC-SS-Mo1	Study project plan
FR-FLOIRAC-SS-Mo2	Pont Simone Veil
FR-FLOIRAC-SS-Mo3	Territory project - Ville de Floirac
FR-FLOIRAC-SS-Mo4	Topographic study project plan
FR-FLOIRAC-SS-Mo5	ZAC des Quais / Rives de Floirac plan
FR-FLOIRAC-SS-Po1-51	Photographs of strategic sites

STUDY PROJECT - ARCHITECTURAL SCALE

FR-FLOIRAC-PS-APo1	Aerial view + project site boundaries
FR-FLOIRAC-PS-Mo1	Project site plan
FR-FLOIRAC-PS-Po1-49	Photographs of project site
FR-FLOIRAC-T.pdf	Site brief

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