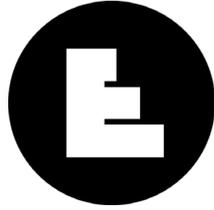


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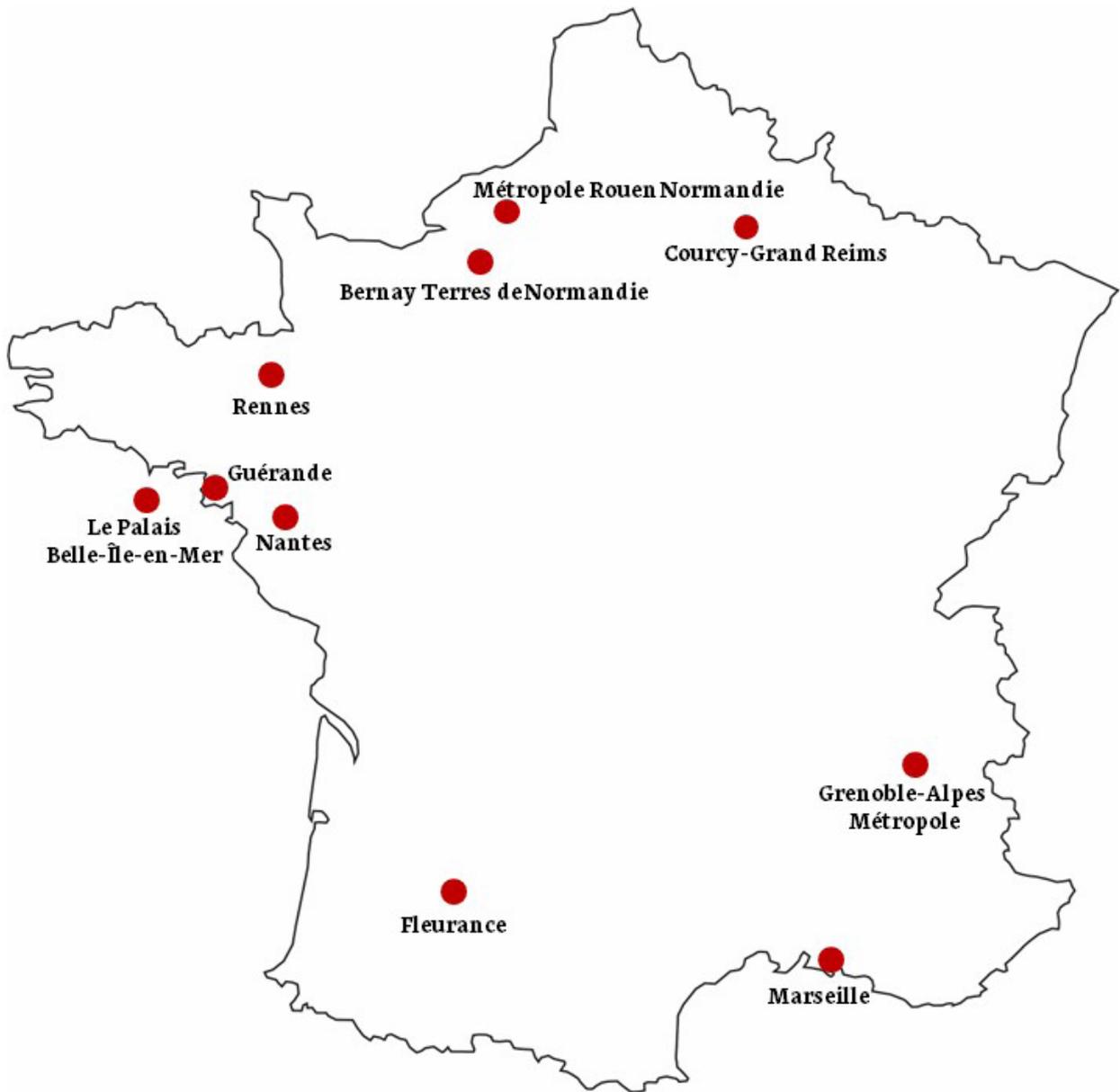


E17 - Living Cities 2

COURCY, GRAND REIMS

MICROVILLE 112

Site brief



SITES, IDEAS, AND MORE!

The European sites in France may seem immense, out of proportion, out of bounds, whether they are listed among the “Petites villes de demain” or located in metropolitan areas.

They are. And this is why these sites are interesting for the candidates, because they require a reflection that is truly in line with contemporary issues, a reflection on the redefinition of our inhabited environments, whether dense or not. Indeed, these sites question the transformation of cities and architecture in the light of the civilizational transition. We find permanent stakes, the relation to water, to the living, to the productive human activities, societal, notions often destroyed during the last 2 centuries carried away by the industrial revolution.

How to think and conceive the architecture of the city, of inhabited places, of buildings, without a critical and prospective spirit, without considering repair, transformation, re-implantation, change? without re-imagining?

Designing a building, a public space, requires this critical spirit to take place in the manifestos and philosophical commitments that our time urgently calls for. All renaissance eras have done this, but today this is a matter of changing era.

Among the sites defined by broad perimeters of reflection, candidates will have to make their way and conceptualize along the way.

It can be a stretched, elongated thought, one or more layers of conceptual parameters, or it can be a small mechanism that will gear up.

The scales of the sites are often contrasting: the spatial and architectural dimension of the response is of little importance, because at European, it has never been a question of planning or redesigning an entire city or neighborhood.

It is still and always a matter of triggering projects and imagination, regardless of the scale.

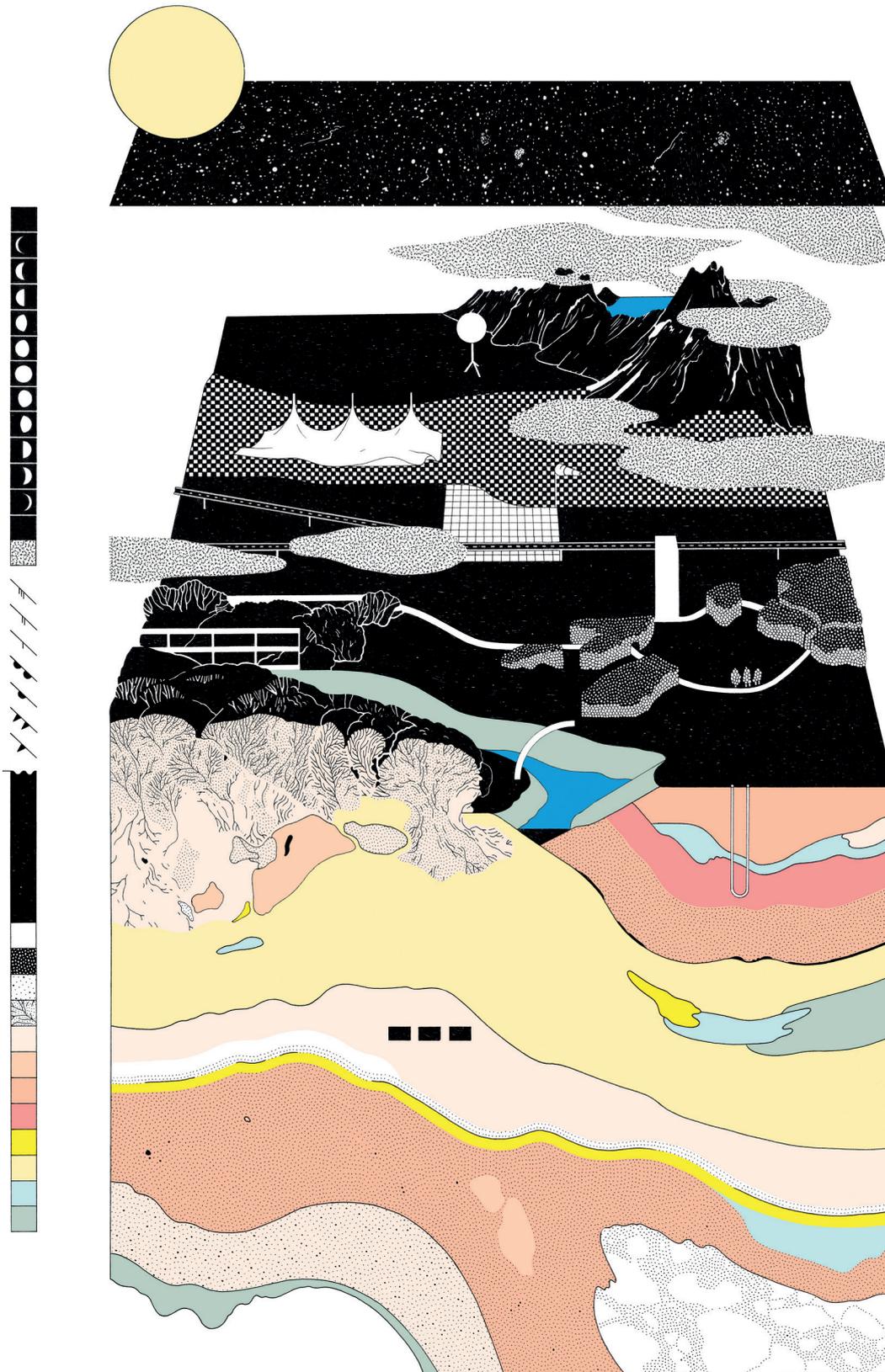
But in order for proposals to «hit the bull’s eye», itineraries and processes for making projects are essential. What will your proposal be?

This prerequisite is valid for all sites in session 17. European, together with the local authorities, is always keen to broaden and open up the question, to reformulate beyond the concrete expectations that we know exist anyway, and which are often formulated.

What is it that makes several municipalities and/or principals meet around a park? a river? the desire for a thought to be built jointly, beyond the limits, and this through the project, from natural spaces to public spaces, from the hut to the building.

In all the sites, there is a question of buildings, whether they are standing, anchored, floating, in ruins, in activity, inhabited, used, in the process of..., real and/or symbolic. It doesn't matter if they are dilapidated, ugly for some, if they are qualified as warts or jewels of the 20th century heritage, they are part of our culture, of our present, they are unknown treasures, they are made of matter and memory. In a time that we call for sobriety, they exist and therefore, they remain. To these strong questions, we, European and the communities of the 17th session, expect thoughtful, bold, lively and prospective answers.

EUROPAN FRANCE



THEME E17: LIVING CITIES 2

REIMAGINING ARCHITECTURES BY CARING FOR INHABITED MILIEUS

The results of European 16, with its theme of “Living Cities: Metabolism and Inclusiveness”, largely confirm a profound change in the manner of envisioning projects in a context of ecological transition. This transition entails a transformation in the ways of thinking about and imagining the city and architecture.

That is why the 17th session of European has set itself the goal of pursuing the same theme while taking these changes in the content and methods of design further. The title is:

The aim is to explore the regenerative capacities of living milieus amidst new architectural, urban and landscape ecologies that attempt to overcome the opposition between nature and culture and anthropocentrism during times marked by natural disasters and a climate emergency.

How can we care for inhabited milieus?

The increasingly alarming nature of the different IPCC reports, most recently that of March 2022, and the COVID-19 pandemic with its planet-wide impact, have made the vulnerabilities of the living world and the metamorphoses of habitability even more starkly apparent. The very possibility of living is now in doubt for all, given the excessive consumption of natural resources by certain human groups to the detriment of the needs of the global population, exceeding what planet earth can replace.

Climate emergency, overexploitation, pollution, inequality and iniquity – all these ills, upheavals and disorientations demand actions of “care” that address the coexistence and interrelationship of all the elements of the living world, and thus mandate a radical shift in paradigm. Sensitivity, responsibility, creativity are aspects of care and of interest in other beings.

This demands an awareness of the affiliations and interactions at work in the situations put forward for the competition. For European 17, the contexts demand a radical change towards a more immersive approach to the conception and production of space, an approach founded in care for living milieus. A new paradigm is at work, prompting us to wonder how to reconcile things and beings at a time when the habitability of Planet Earth is in question. Local and translocal strategies are associated both with issues of metabolism (new ways of managing flows of

natural elements, materials and human beings with the aim of developing circular economy) and issues of fairness and solidarity (inclusivity of actors in processes) which were already partially operative in certain contexts in E16.

Reimagining architectures that are embodied in “visions” and “narratives” of the evolution of sites between present and future

In response to these territorial challenges, it is more than necessary to create complex, global and dynamic spatial reconfigurations in damaged inhabited milieus in order to revitalise biological and human communities.

The care-based approach will lead to a necessary interplay of innovative, dynamic and varied project processes:

- producing an active understanding of what is already in place (biological + socio-anthropological scales), a situational intelligence;
- on the basis of this immersion, repairing mistreated territories/spaces by subtraction and recreation;
- engage in sober urban projects (reduced land consumption) and in architectural projects that are economical in terms of materials, technicality, energy, attentive to resources in their impact on the Earth
- reinforcing, regenerating or creating qualities of hybridisation between nature and culture;
- linking the scale of strategic and dynamic reflection on territories (the large-scale structuring ecological challenges) with the scale of local spaces and their re-conception (everyday spaces and shared spaces);
- imagining/creating architectures with a view to the connection between present and future and therefore their production and adaptability over time (sustainable development);
- tackling projects with a readiness for design and production processes that involve all actors with their diversity and their differing roles.

In order to achieve this complexity, the situations that will be chosen for the European 17 competition must be such that the projects submitted can activate in different contexts and at different scales:

- symbiotic links between the living world and the cultural world, vital relations between human and nonhuman beings;
- spatial synergies (actions conducted in concert between different elements, entities or stakeholders): these are types of natural and cultural reconnections at different scales between elements that have become fragmented as a result of the modernist development of milieus;
- taking into account natural and human temporalities (cycles and rhythms of the living world and the social world) in process-projects.

GENERAL INFORMATIONS

SITE REPRESENTATIVE(S) : SCIC Microville 112, ville de Courcy, Review Board

PARTICIPATING ACTOR(S): SCIC Microville 112, Ville de Courcy, Communauté Urbaine du Grand Reims

TEAM REPRESENTATIVE: architect, urban planner, landscape architect

DESIRED SKILLS WITH REGARD TO SITE CHARACTERISTICS AND ISSUES: architecture, urban planning, landscape design, permaculture, design

COMMUNICATION : promotion of projects after the competition

JURY – PRELIMINARY ASSESSMENT: participation of site representatives

JURY – SELECTING WINNERS : Selection of three projects per site. Participation of site representatives

PRIZES: prizes are awarded by the jury without regard to the site: laureate (12.000€) / second place (6.000€) / special mention (no monetary award)

POST COMPETITION INTERMEDIATE PROCEDURE: • Paris meeting of cities and teams organised by the European France office at the beginning of 2024 • On-site meeting of cities and teams organised by local authorities and their partners starting in January 2024 • European France gives assistance and advice to local authorities and their partners to organise the competition follow-up

COMMISSION GIVEN TO WINNING TEAM(S) FOR DEVELOPMENT OF THE PROJECT : Operational studies and participation in co-design for further development of competition proposals. The SCIC Microville 112 plans to associate an operational and/or architectural project manager with project owners (private and public users, future occupants).



**MICROVILLE 112 AND THE BEGINNING
OF THE AGGLOMERATION OF REIMS**
FR-COURCY_GRANDREIMS-PS-AP3

RELATIONSHIP TO THE THEME

SITE ISSUES WITH REGARD TO THE THEME

The Microville 112 site on a plateau of farmland and forests to the north of Reims was an important French military air base from August 1909 to June 2011. Troops lived and trained on site. The base underwent numerous transformations and several construction periods have left a legacy of remarkable architecture in a largely preserved natural setting. Before being decommissioned in 2011, the airbase covered 542 hectares subdivided into different zones that can still be identified today in the three municipalities of Courcy, Brimont and Bétheny.

Formerly a closed military site, Base Aérienne 112 or BA112 needs now to gradually open up to the surrounding countryside and be reconverted to new purposes.

Revitalising existing urban areas

Transforming existing buildings has become a major issue of our time. Demolition / reconstruction is increasingly recognised as a major source of greenhouse gases. Rehabilitation reduces this carbon footprint. The Microville 112 project is going to be keeping track of the carbon footprint. Reconversion will also help strengthen the site's identity.

Revitalisation of existing urban areas with frugality and reduced resources is the new ecological approach to territorial development.

The site of the former BA112, unoccupied for the past 10 years, offers a range of possibilities for uniting human and non-human activities. Since the industrial revolution, the air base continued to evolve, the army's careful maintenance limiting degradation and permitting a variety of enrichments.

The «emptiness» of one has become the «fullness» of another. Biodiversity has regained ground and this needs to be the starting point for a respectful and conscientious renewal of the site, paying careful attention to the visible and the invisible. Plants, land and infrastructures have to be rediscovered, questioned and reinvented in terms of their future use.

Time is also an essential dimension and is an important resource for the project. Transitional use of the existing buildings, cultural activities, cooperative micro-nurseries and plantations involving schools and residents, land art in permaculture and agroforestry could give the site an initial impetus.



**AGRICULTURAL TERRITORY TO
THE NORTH**
FR-COURCY_GRANDREIMS-SS-P1

This EUROPAN 17 Living Cities 2 experimental site aims to prove that adapting to the climate and to biodiversity can become the co-constructed ambition the area is waiting for: in other words, exemplary initiatives combining sustainability, aesthetics and inclusion, the three values of New European Bauhaus.

Zero Net Artificialisation Target

The site has all the conditions necessary for demonstrating a Zero Net Artificialisation approach as required by the European Climate Law and French regulations for 2050: to preserve nature, agricultural and forestry areas and to renaturalise 1/3 of artificialised land. Microville hopes to develop low-carbon construction and architectural transformations that respect these commitments. A prudent use of space requires the principles of mutualisation, sharing, exchange and co-programming. The non-transferable nature of the property and shared infrastructures (long leases with private/collective rights of use, long-term management by Microville 112 landholding SCIC) encourage an overall coherent project.

SPECIFIC EXPECTATIONS OF THE CITY AND ITS PARTNERS

The challenge of a sustainable project

Eco-renovation/upgrading of the existing buildings is requirement for the Sustainable Microcity® 112 living lab project for a climate neutral intelligent half-hour territory, i.e. the rehabilitation of housing for all, classrooms, services, businesses, restaurants, events and culture, the creation of infrastructures and new short-circuit practices, the production of renewable energy for self-consumption hot, cold, electricity, rainwater, greywater and waste, soft and shared mobility, the improvement of open countryside, the creation of a nourishing agroforestry ecosystem, the emergence of short-circuit production and logistics, etc.

Renovation of the existing buildings is always the preferred solution, especially since almost all of them are in good structural condition. Increasing density is to be considered in the second phase of the project, mainly by raising the height of the most dilapidated buildings and building on already artificialised areas.

To reduce the carbon-energy-resource footprint, Microville 112 has dared to go a different route in developing the revitalisation of the former air base with a co-design process of continuous improvement «Microville Durable®, Territoire de la demi-heure Climatiquement neutre et intelligent»:

Dimension.1- co-learning,

CHARTER MICROVILLE DURABLE



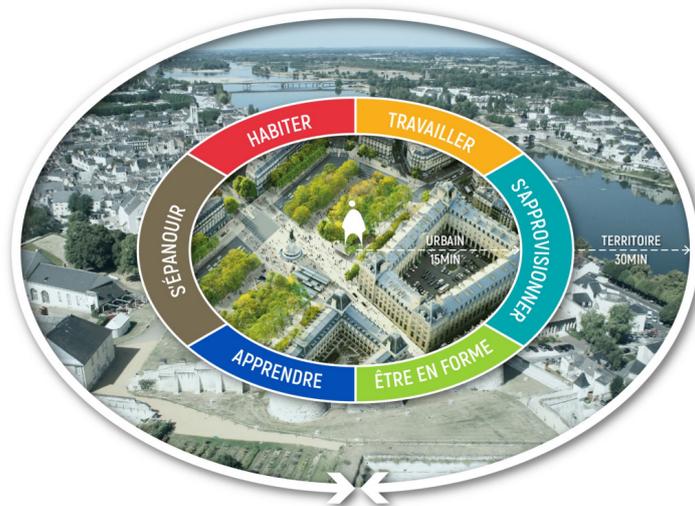
prioritaires

critères ISR*



E1 - Energie	E5 - Biodiversité
E2 - Carbone	E6 - Mobilité et déplacements
E3 - Ressources et déchets	E7 - Résilience au changement climatique
E4 - Eau	
S1 - Sécurité et santé des occupants	S4 - Accessibilité
S2 - Confort et bien-être	S5 - Services rendus aux occupants
S3 - Impact territorial et emploi	S6 - Impact social positif
G1 - Ethique des affaires	G4 - Gouvernance interne
G2 - Intégration des enjeux ESG dans la politique d'investissement, de gestion et de contrôle des risques	G5 - Achats responsables
G3 - Relations parties prenantes	

CHARTER OF MICROVILLE
(SCIC Microville 112)
FR-COURCY_GRANDREIMS-PS-T1



LOGO QUARTER-HOUR CITY -
HALF-HOUR TERRITORY
(Seunghoon Han et Claire Eta)

Dimension.2- shared infrastructure and uses,
Dimension.3- cooperative governance

Beyond ecological and territorial planning, the Microville 112 project wants to prove that it is possible to create use value under balanced economic conditions starting from the transformation of resources present on site.

This demonstration gives rise to an intelligent combination of projects in co-programming/co-experimenting far from standardised models. The project will lead to the adoption of a series of innovative collective solutions that will become self-sustaining in less than 15 years. The Microville Durable 112 cooperative living lab aims to highlight a new way of collaborating that can be transposed to many other sites/neighbourhoods/villages in France and Europe.

Microville Durable® programme

The Microville Durable® programme is backed by Alliance Sens et Économie. The goal is to mobilise partners interested in building projects on wastelands and in vacant premises. These sites are foundations for reconversion, places to experiment the development of new activities and links with the inhabitants. Each «Sustainable Microcity» is set up in the form of an SCIC (Co-operative Company of Collective Interest) affiliated with Alliance Sens & Economie. This governance of private and public actors allows the pooling of resources to carry out a long-term collective project.

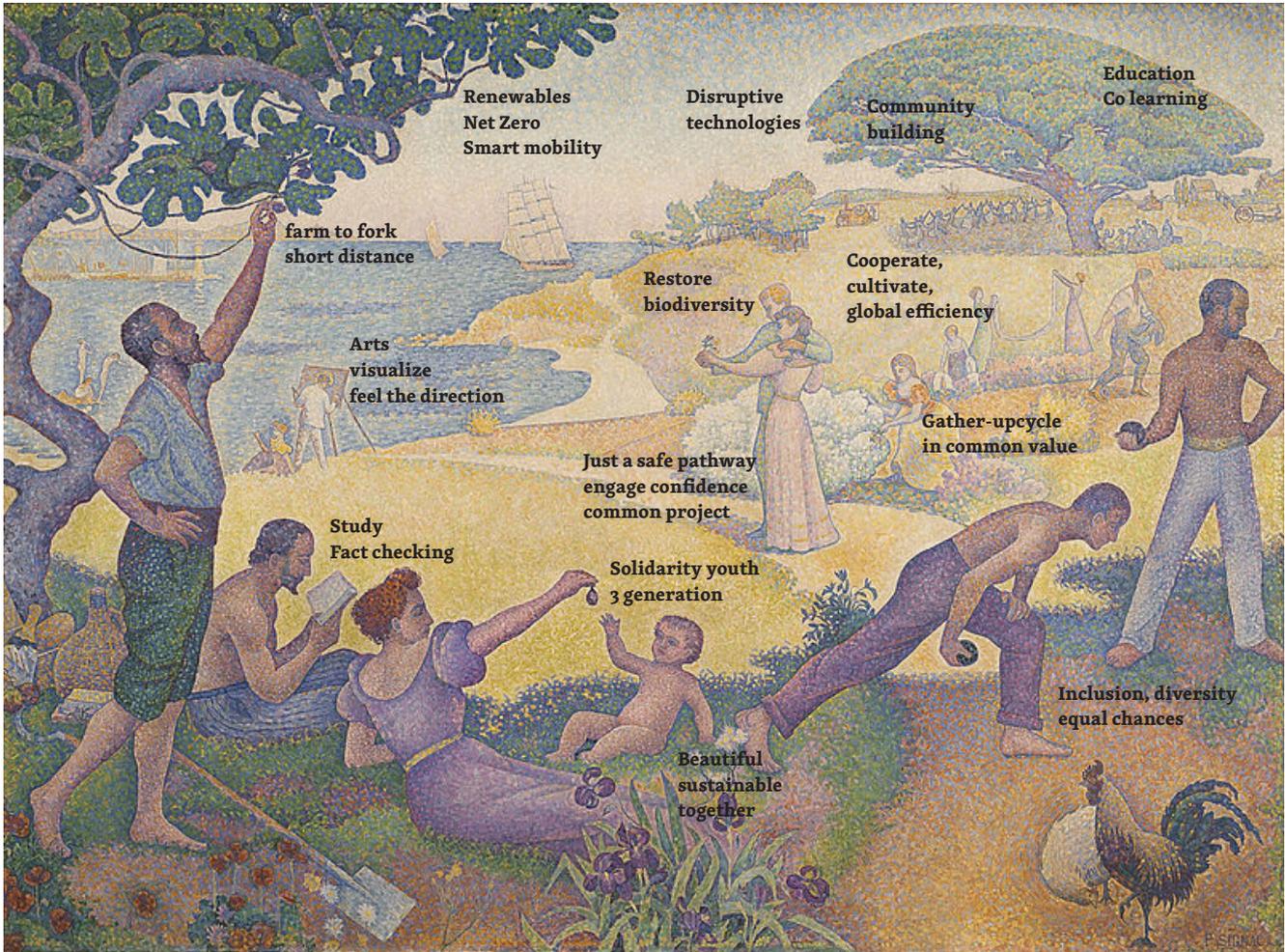
Microville 112 is the first demonstration of the programme. It is hoped that this new neighbourhood can generate economic, social and environmental value in line with the 17 sustainable development objectives defined by the UN and to achieve the 2050 commitment to carbon neutrality. Microville 112 aims to promote synergies with businesses, associations, residents, public players, academics and investors as part of a coherent project at territorial scale.

Making this site a model for a smart, productive, inclusive, sustainable city is the expression of a desire for autonomy and innovation. The future is one of a regenerative city, i.e. able to produce energy, food and biodiversity, manage and recycle waste, store carbon and purify water.

The Microville Durable® is a collective registered trademark (CCbySA under AS&E cooperative licence), whose characteristics and objectives are clear. A charter has been drawn up in accordance with the objectives of sustainable development and the criteria of SRI (Socially Responsible Investment) with great care given to the principles of energy restraint and autonomy.

However, its use on a specific site allows us to propose an innovative method for carrying out the project.

Paul Signac's 1895 painting «Au temps d'harmonie» illustrates the objectives of this ideal living city in which the inhabitants live in harmony with their environ-



PAINTING FROM PAUL SIGNAC

"Au temps d'harmonie", 1895

painting captioned by SCIC Microville 112 to present the objectives of the Sustainable Microville

FR-COURCY_GRANDREIMS-PS-T4

ment. Its subtitle, «The Golden Age is not in the past, it is in the future», reveals its utopian character.

Quarter-hour city - Half-hour territory

Carlos Moreno, a French-Colombian urban planner, is giving new momentum to the concept of the quarter-hour city. Following the confinement of spring 2020, where everyone was restricted to a radius of one kilometre, or 15 minutes on foot, the organisation of cities and how we move around is being rethought. The «quarter-hour city» ensures that main services are only a short distance away (on foot or by bicycle).

Six «urban social functions» are identified: living, working, provisioning, health care, education and personal development. The form of urban space must address the environmental, economic and social challenges of today and tomorrow.

To achieve this, the city must be reasonably dense, but diversified. The size of Microville 112 (2.5 kilometres long and 0.5 kilometres wide) means that services can be within easy reach. The objective is to ensure a more ecologically sound and sustainable lifestyle for the inhabitants.

Activities can coexist on several scales (the territory, the city, the building). In Microville, people must be able to eat well, learn, work, live, share, reuse, shop, be outdoors, take part in cultural activities, become politically involved, take care of themselves, be able to move around, play sports, etc. The ecosystem generated by all these services needs to be determined.

Within each building, multiple uses can be developed. Chronotopia refers to both spatial and temporal elements. In this sense, multi-purpose spaces are able to accommodate a variety of programmes according to need and timeframe.

While this new town model offers rapid access to essential functions, it is important to link it also to its territory. Microville 112 cannot be disconnected from its context, from the surrounding agricultural land, from the rest of the air base located in the municipalities of Bétheny and Brimont, from the town of Courcy and from the city of Reims. These interactions should make it possible with Microville to investigate the concept of accessibility at 15 and 30 minutes. What mobilities and interactions are feasible and desirable for the future project, for Reims, its periphery and the surrounding countryside? Physical, programmatic, economic and social links must be explored on a large scale in order to generate new synergies.



SITE PERIMETERS

yellow: project site

red: study site

FR-COURCY_GRANDREIMS-SS-M1

PROGRAMME GUIDELINES

New model for a city

Microville was from 2018 to 2020 in the «Appel à Manifestation d'Intérêt», a project pre-selection process that has helped arouse the interest of public authorities and define common objectives.

Over the past four years, the village of Courcy and Alliance Sens et Économie have been preparing the conditions for a «projet d'ensemble», urbanisation that makes sense for the territory. They intend to make this zone a place of innovation and experiment, «a showcase of territorial co-development» where on-site participants «take part in the co-construction of an ecosystem, both business and human, which drives a sustainable collaborative development, a source of economic, social and societal value for the future city.»

Four main directions of development to guide future tenants

-Creative activities can move in under different timeframes (short term and long term leases). An associative, cultural, sporting, entrepreneurial and digital environment is established through SMEs, VSEs, artisans, SSEs and start-ups.

-Training is one of the major focal points that make this place a showcase for territorial development. Public service (métiers de la ville), agriculture and sustainable industry professions are connected with training organisations and institutional partners. Also a pilot site of the European Eco²-schools programme will be developed in Microville.

-Housing is essential to bring this urban project to life. There should be a variety of intergenerational housing for artisans, students and entrepreneurs. Short-term housing can also be provided for training or tourism, for example.

-Food is one of the areas to be developed. The production, processing, distribution and serving of quality food can contribute to territorial resilience. This theme should be linked to the 112 farm project currently being developed on the eastern side of the air base.

Site issues point therefore to the rehabilitation of existing buildings taking advantage of a diverse and innovative programme: housing, training facilities, production and artisanal activities organised on a partnership basis.

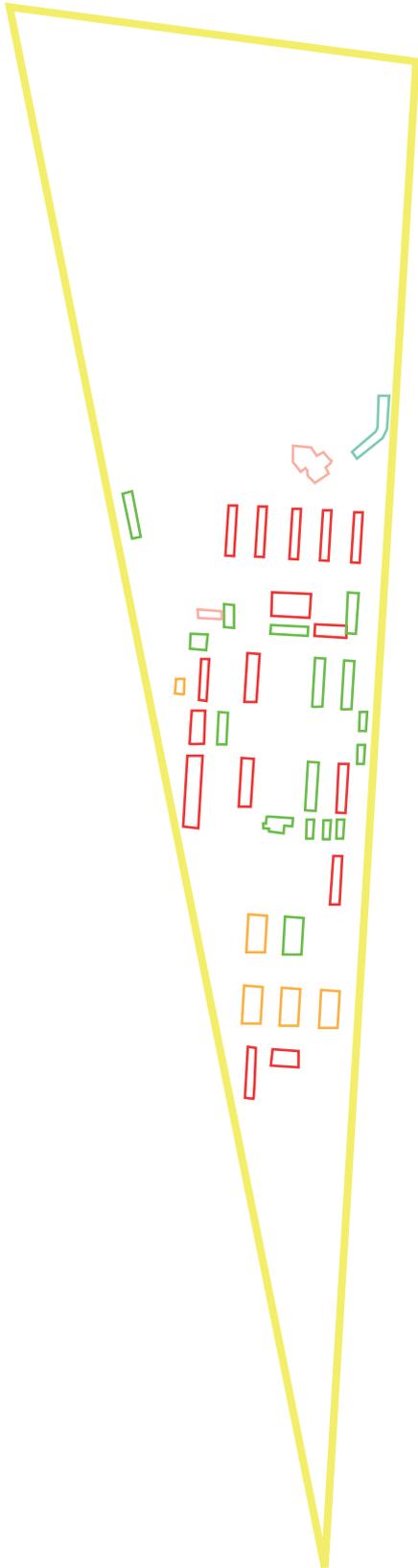
Several open-ended questions

The relative low density and high quality of the site raise questions about the renovation strategy to be used:

- How to renovate the buildings, limit production of waste and come up with relevant innovative solutions (solar, water, electricity, insulation, ventilation, etc.)
- How to multi-task spaces and phase revitalisation of the site?



- Where should living areas and multipurpose spaces be? What are the connections to resource/infrastructure/service buildings?
- How dense should the site become (where, when and how) without artificialising land?
- How to access the site (on foot, by soft and shared mobility, for people and goods)? What economy will best serve the site: short-circuit, circular?
- How should the site relate to neighbouring villages (Courcy, Brimont, Bétheny), to the tramway terminus and the entrance to Reims and to tourist sites (vineyards, historical sites, the canal, the cathedral, nature areas)?
- How to generate an intense urban lifestyle while at the same time maintaining empty spaces?
- How to use/protect empty spaces?



CONTEXT

The evolution of Air Force Base 112

Air Force Base 112 began operating officially on 1 October 1928, on the same site as the first international air show from 22 to 29 August 1909. During the Second World War, the British, Germans and Americans successively occupied the military site.

The BA112 was the third largest employer of the greater Reims metropolitan area and is firmly anchored in the collective consciousness of the region. Many did their military service here, worked or were visitors at the base. It was France's first air base where, at the beginning of 1900, innovations in light aviation (air sports meetings) lead to the birth of military aviation. It remains also a symbol of the solidarity of the Courcéens who united following the destructive bombardments of two world wars to rebuild. The association of former BA112 personnel remains active. The citizen's committee «Collectif citoyen Microville 112» of inhabitants of the neighbouring villages is strongly committed to revitalisation of the site.

The site was transferred by the Army to the municipality of Courcy in September 2021, and then transferred into the capital of the SCIC Microville 112 real estate company created on December 9, 2021. Planned since 2018, the revitalization project of the ex-BA112 needs now to become part of its environment, to open and transform in order to accommodate new tenants and users.

The former base (65 ha, 55,000 m² of buildings) in Courcy is the working site for co-production of EUROPAN 17 «Living Cities 2».

Major air base construction periods:

-1920-1930: several buildings from this period are remarkable works of architecture. The former Roisin barracks are notable for the materials (rubble stone) and their layout around the main courtyard. The reinforced concrete hangars designed by the architect Bernard Lafaille exhibited a certain architectural prowess. Only one of the six hangars remains; the others were bombed during the Second World War. The remaining hangar was later used as a sports hall. Other concrete hangars are located on the northern part of the base.

-1950's: post-war reconstruction broke with the design of pre-war architecture. The officers' mess, built in 1952, is a symbol of this reconstruction period with its glass-block stairwells bathed in light. The linear LC buildings located to the north of the base were used for executive housing and the T6 building was for offices.

-1970-1995: this period was marked by the arrival of the Mirage F1 in the early 1970s. Many facilities were built for its use (aircraft hangars, HM40 and 41). The non-commissioned mixed officers' mess of 1976 is characteristic of this period with

DATING OF BUILDINGS

- 1935/1937
- 1951/1962
- 1965
- 1977
- 1997

FR-COURCY-GRANDREIMS-PS-M1



**HISTORICAL MAP
WITH TRENCHES OF 1917**
FR-COURCY_GRANDREIMS-SS-AP4



**AERIAL PICTURE
QUARTIER ROISIN 1939**
FR-COURCY_GRANDREIMS-SS-AP3

its saw-tooth glazed façade.

-1996 to the present: Few buildings were constructed during this period. Mainly improvements in comfort were carried out. The construction of the BCC120 hotel in 1997 for short-term accommodation is one exception.

In July 2008, a new military plan that included the closure of the Reims air base by 2011 was adopted. Hervé Morin, Minister of Defence, announced the decision.

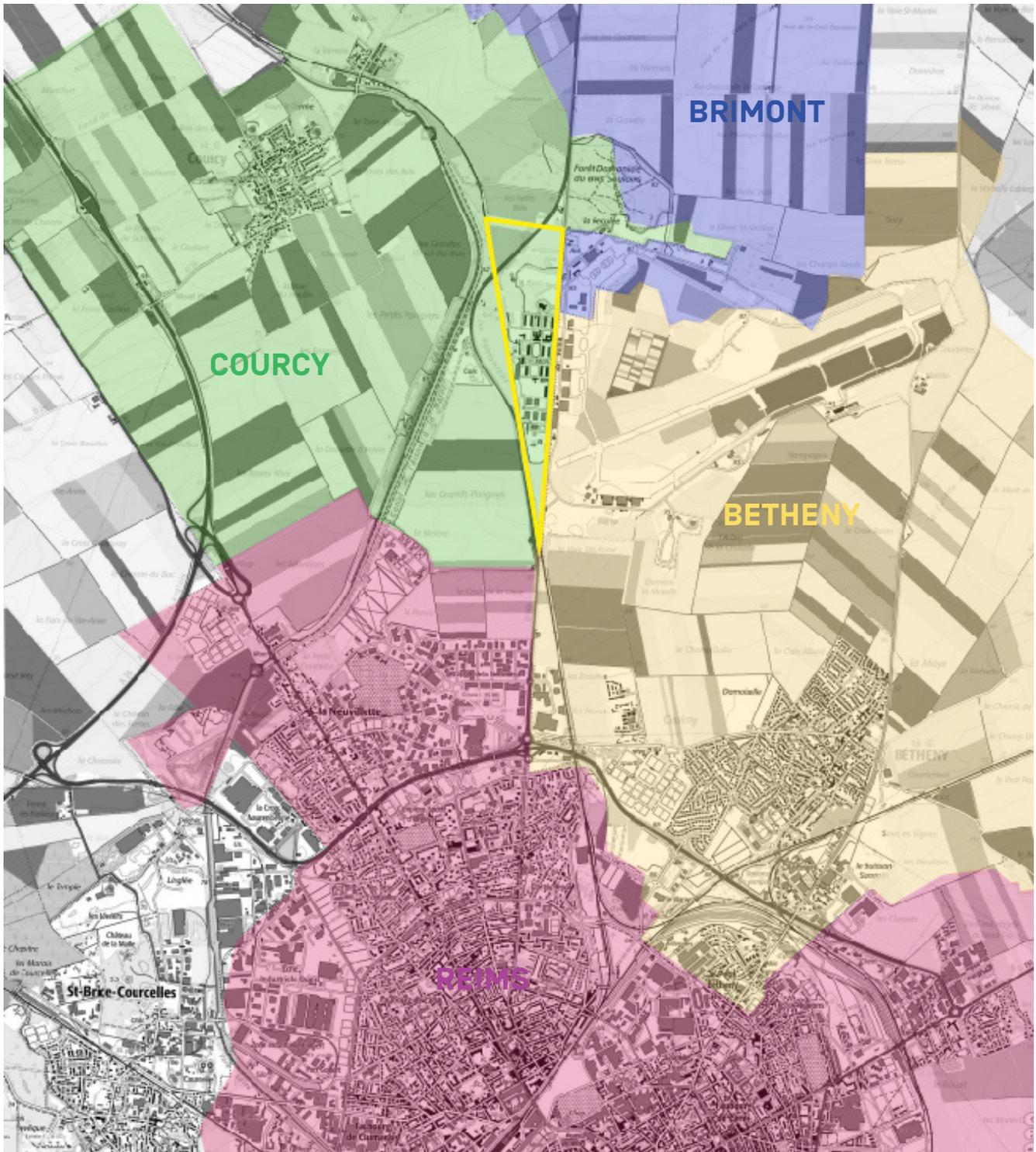
The airbase as a micro-city

The history of the airbase has shown, since the 1930s, its capacity to evolve, to generate social life, interaction and productive activities. In this sense, it has functioned like a city with a certain amount of people, buildings and amenities within a defined perimeter.

Living, working, moving around and sharing are all functions that have developed according to the environment and context of the site.

The base has always played an important role in the region's labour market, and it has always attracted attention by hosting public events and showcasing the know-how of local companies.

Buildings, the environment and activities have been able to evolve to meet new needs. Major historical moments have formed the territory's social and architectural heritage. To be part of this heritage allows us to carry on the history of this surviving/living city.



TERRITORY, GEOGRAPHY AND LANDSCAPE

Four municipalities impacting Microville

Located north of Reims in the department of Marne, the former BA112 straddles three towns in the greater Reims municipality: Courcy, Brimont and Bétheny. The site is less than five kilometres or a 10-minute drive from Reims train station along the departmental road 966.

Each of these four cities has its own specific influence on Microville 112.

Courcy (population 1243 in 2020) is directly north of Reims. The project site is entirely on its territory. The town is very sparsely populated and largely dominated by agriculture. The Courcy-Brimont station on the Reims-Laon rail line serves the town and the Aisne-Marne canal runs through Courcy. The town has several schools, medical and social facilities and sports facilities.

The launching of Microville 112 will have immediate impact on the small town of Courcy. New housing and jobs are going to influence its demography, economy and services. A balance must be found between the town and the new centre of Microville so that the development of the latter is beneficial to the «historical» inhabitants and to the identity of Courcy.

Reims is the twelfth largest city in France with a population that has fallen slightly since 2000. It has 180,318 inhabitants. The population is relatively young with 44.3% under 30 years of age, higher than the departmental average. The Communauté Urbaine du Grand Reims is classified as a socially fragile metropolitan area, i.e. a territory where the poverty rate is increasing (see INSEE EPCI classification). As of 2007, Paris is only $\frac{3}{4}$ of an hour away via the TGV Est-Européen and the city is enjoying positive economic and cultural benefits.

Bétheny is one of 9 municipalities in the urban area of Reims. It had 7148 inhabitants in 2020.

Since the closure of BA 112, Bétheny has seen very strong population growth. This can be explained by the gradual loss of agricultural land to development. Housing associations are building most of the new social housing to accompany Reims' urban renewal.

The town has a home for the elderly, a home for the disabled and will soon have a home for young people in difficulty.

Bétheny owns the eastern part of BA112, which includes the runways and farmland.

Brimont is a rural town of 453 inhabitants northeast of Courcy and is mainly agricultural land and forests. Brimont is still waiting for the northern part of BA112 to be transferred to them.

The BA112 is surrounded largely by flat open-field agricultural land, hemmed-in



by fields of barley, beetroot, rape, wheat, alfalfa and potatoes. The site is bordered to the west by the Aisne-Marne canal and to the north by the Soulain wood. The insular nature of the air base has given it a unique identity in relation to the rest of the area. However, larger scale environmental patterns exist and encourage the integration of this developing urban area. Microville, strategically located as it is among the four cities, should be able to play an appropriate role in the ecosystem and form the basis of a global territorial project.

URBAN AND ARCHITECTURAL HERITAGE

Revitalizing the architectural heritage

The BA112 base is organized on a rigorous orthogonal grid dating back in its military history to the beginnings of aviation in 1911. The low buildings, not more than three storeys plus attic, are aligned and separated by large open spaces. This remarkable architecture has been maintained in good condition over the past 70 years. It tells a rich story and is ready to be adapted to a new life.

The uniqueness of the site comes from the former airbase architectural heritage. The hierarchical grid-pattern layout of the buildings, their typologies reflecting different eras and functions and the overall density make this a site a unique urban setting.

There are more than 40 un-used buildings, 55,000 m² of surface area.

Some of these buildings were used for offices/education, accommodation, dining, common areas and businesses.

The command and training buildings, often intended for administration, are mostly organised around the main courtyard. Those built in the 1930s (T1, LC1, B2, PC2, G1) have Reims limestone facades, a base and tiled roof (although the roof was originally flat). Others were added at the time of the reconstruction (T5, T6) and are similar both in size and facade design.

The residential buildings LC2, LC3, LC4, LC5 and LC7 were built between 1951 and 1963. These five buildings are on the north end of the site, parallel to each other and separated by about 30 metres. These long narrow buildings, about 75 m x 13 m, have a central corridor with rooms on either side (8 rooms of 25 m² on one side and 17 rooms of 18 m² on the other). Each room has a bathroom (meals are taken in the messes).

Two hotels are found at either end of the site. The officers' hotel is at the south end of the airbase next to the mess hall. Its modernist Bauhaus architecture dates from the 1950s. The BC120 to the north is from 1997 and is the last building to have

ARCHITECTURAL HERITAGE

G1, T4

T3, LC7

mess des off, mess des sous off

HM 17, le foyer

FR-COURCY_GRANDREIMS-PS-P1

à P8



been built.

There are three dining halls on the base. The officers' mess on the south end of the site is an interesting piece of architecture with a large interior space that has lots of possibility. The HDR mess between the main courtyard and the housing area is organised around a central kitchen with a vaulted glass-block ceiling and refectories in three separate wings. The shared mess to the north, with its prefabricated concrete facade, saw-tooth glazing and open floor plan, is a distinctive piece of contemporary architecture dating from 1976.

Common spaces are found throughout the site. The monumental architecture of the concrete hangar HB18, the only one left after the bombings, has been transformed into a gymnasium. Large lawns with trees surround the two outdoor tennis courts. The 1600 m² sports building has rooms for weight lifting, judo, fencing and squash as well as a sauna and a central patio. The infirmary occupied several buildings from different periods. There is also a dormitory, a laundry and a prison. Finally, commercial premises are still found on the southern part of the site. These metal frame shed with sheet metal cladding were used for storage.

Most of the buildings have no more than two storeys and have very regular facades and floor plans. These thin linear buildings with their structural simplicity offer a great deal of planning flexibility. If new construction is required, the existing buildings could be used to increase density.

The buildings are in good condition, adding to the value of this architectural heritage. Several renovations have already been carried out. The materials used are of high quality and have aged well. The roofs of the vast majority of buildings on the base are in good condition. Some interiors are well preserved and can be quickly adapted to new uses.

Improving outdoor spaces

The 40 existing buildings are set in an area of 65 hectares with vast landscaped grounds. The site's low building density (less than 6%) leaves vast open spaces that should be highlighted and improved. These natural elements (meadows, shaded parks, rows of trees) structure the area and guarantee an attractiveness and urbanity. They are a measure of the quality of life. As with the built heritage, these diverse spaces must be considered a territorial resource that will play a central role in bringing biodiversity back into urban spaces. They might serve new purposes in future programmes on the site, i.e. places for sharing, transformation, production and for social and cultural interaction.

Paved surfaces (roads, parking lots, squares) are structural elements that cover a large part (9 hectares) of the site. They could serve new purposes, possibly new construction sites that keep the project within zero net artificialisation objectives and they could also evolve as environmentally friendly mobility becomes more common.

OUTDOOR SPACES

courtyard, wood, parking lots, service roads, etc.

FR-COURCY_GRANDREIMS-PS-P9 à P16



DIAGRAM OF THE ORGANIZATION OF THE SCIC FOR THE MICROVILLE 112 (SCIC 112)

SOCIAL, CULTURAL AND ECONOMIC FACTS

Demographic, economic, societal and environmental issues

The transformation of the air base and the arrival of new inhabitants and workers is going to have major consequences for the area.

The population of Grand Reims greater metropolitan area has been slowly growing and Microville's objective is to accommodate a diversity of generations and profiles. Intergenerational housing, family housing, young worker and student housing as well as temporary housing are to be provided according to needs and demands. The site's vitality is based on the establishment of the new networking economy and adding value to the area. These companies, non-profit associations and training centres have to first comply with the Sustainable Microcity Charter and the SCIC's charter to be accepted.

A 50/50 ratio of inhabitants and workers has been estimated, i.e. one job for one inhabitant to insure a good share of jobs. This ratio is to be studied and refined according to the overall project and the future role of the site.

The challenge on an unoccupied 65-hectare site is to gradually build up societal structure. This could be achieved in the co-existence of a diversity of programme and uses. To generate more synergies, the site's appeal need to reach out into the larger territory and beyond.

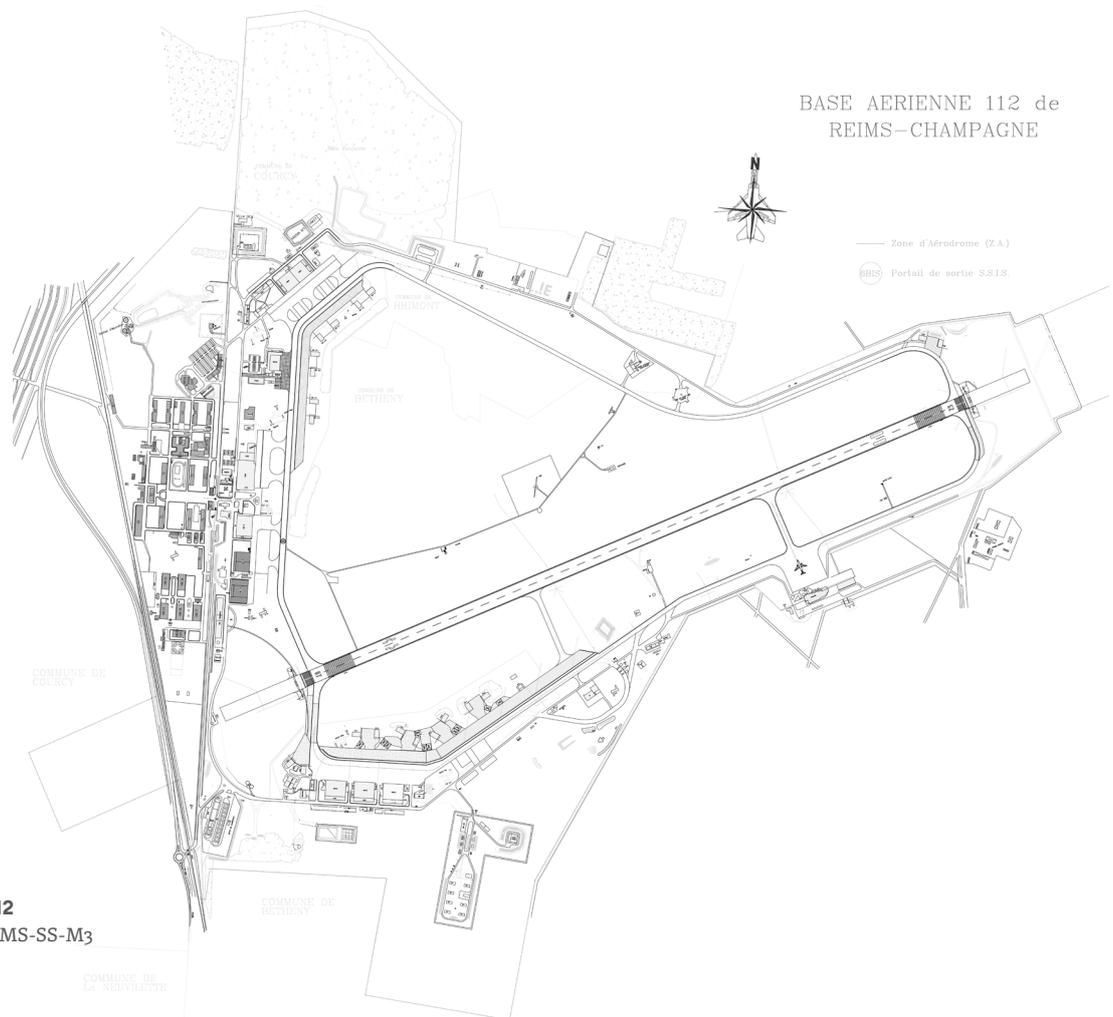
Finally, environmental issues have to guide the entire project process: the way in which buildings are renovated, the way open spaces are occupied, the choice of businesses, site management, mobility, waste management, consumption, etc., are all part of a global system that must function intelligently at all levels.

SCIC, an innovative concept

Under conditions for retroceding the former airbase to the town of Courcy, Alliance Sens et Économie has been mandated to carry out the project. In this context, an SCIC was set up in December 2021.

This cooperative status allows public and private partners to be associates in a territorial project of common good. It ensures that they have the trust and a place to carry out their plans. The associates are companies, SSE actors, academic partners and local authorities grouped into colleges holding between 10% and 50% of voting rights. A college of associates holding 50% of the voting rights plays the role of guarantor, ensuring long-term support for the project. This status also reassures investors through its socio-economic model based on the rental of real estate, which finances the activities that enable co-construction.

SCIC Microville 112 now owns the project real estate. Both public and private project partners will be granted long-term leases. The sale of real estate might happen under certain exceptional conditions where the use of the land conforms with the



CADASTRE OF THE BA112
FR-COURCY_GRANDREIMS-SS-M3



AERIAL PICTURE OF BA112
FR-COURCY_GRANDREIMS-SS-AP2

overall project and the long-term goals of Microville Sustainable Charter (i.e. in the case of a general interest transfer agreement for the development of part of the site)

The innovative approach initiated by the SCIC needs to be broadened and consolidated, conceiving of a way to both create synergies between projects and design a circular participatory economy on multiple levels.

MILIEUS: HUMAN AND NON-HUMAN

Phasing in new occupancy

Most of the site (52.2 ha/65 ha) is permeable ground. Prior to any architectural or urban planning decisions, an understanding of the biodiversity and existing ecosystems could offer a unique opportunity to bridge the gap between non-human and human activities.

The process of territorial revitalisation will require short, medium and long-term phases. Coherency is dependent on a process that evolves and adapts to the needs of newcomers and integrates the recycling and reversibility of uses and spaces.

Initially, professionals who plan to set up permanently will quickly occupy the site. They will have a lower rent in exchange for renovating the premises. This first phase in the life of the site will enable foundations to be laid for urban life while continuing to think about overall coherence and beginning gradually to finance new projects.

How can transitional operations be integrated? Should the whole site be put to short-term use or should reconversion and uses be phased in?

A collective process needs to be found that allows a social lifestyle and participatory economy to be designed within varying timeframes. These successive stages can be constructed around several criteria: diagnosis of the existing situation, future tenant needs, environmental aspects, building conditions, accessibility, etc. Innovative tools need to be proposed to implement ambitious projects in line with the living city.

MARTINE JOLLY
MAYOR OF COURCY AND CHAIR OF
THE SUPERVISORY BOARD OF SCIC
MICROVILLE 112
FR-COURCY_GRANDREIMS-PS-P22



2018- LAUNCH OF THE CITIZENS'
COMMITTEE IN COURCY
FR-COURCY_GRANDREIMS-
PS-P23



A SITE VISIT BY THE MEMBERS
OF SCIC 112
FR-COURCY_GRANDREIMS-
PS-P20



**A brief statement by the Mayor and Chair of the Supervisory Board of SCIC
Microville 112**

«Microville 112 is not wishful thinking, it's necessary!

On a site dormant since the departure of the military more than 10 years ago, Microville 112 is not simply wishful thinking, it is a need that is uniting two generations; one is taking stock of an out-dated past and the other wants to assure a decent future for its children. It is the embodiment of mutual trust between elected officials and private sector professionals engaged in the experiment of building a society that facilitates public-private cooperation and favours new economic models that are profitable, sustainable and more human.»



**THE NON-COMMISSIONED
OFFICER MESS**

view of the agricultural areas north
of the site

FR-COURCY_GRANDREIMS-PS-P20



**THE OLD TRACKS OF THE BA112
AND CYLINDRICAL HANGARS**

FR-COURCY_GRANDREIMS-SS-P6

STUDY SITE

SITE DESCRIPTION

Ensuring territorial urbanity

The air base has always been a restricted, secure, fenced in and guarded site due to its function. Since it closed in 2011, it has remained off-limits to the public. Today, there are only two possible entrances to the site, one on the north end and the other to the south. Work on entrances and boundaries must be coordinated with other project phases and to be able to link to related projects. Eventually, the Microville 112 site should be able to open out beyond the base to the surrounding area.

On a larger scale, biological corridors can be identified, urban practices can be rethought and flows and circulation can evolve. Opening up the site to the outside world to accommodate new uses while preserving and enhancing its architectural and environmental heritage is a major challenge.

To be accepted as part of Microcity, new activities must be willing to participate in a collective movement in which production is social, urbane and political and generates cohesion and interaction.

ON-GOING RELATED PROJECTS

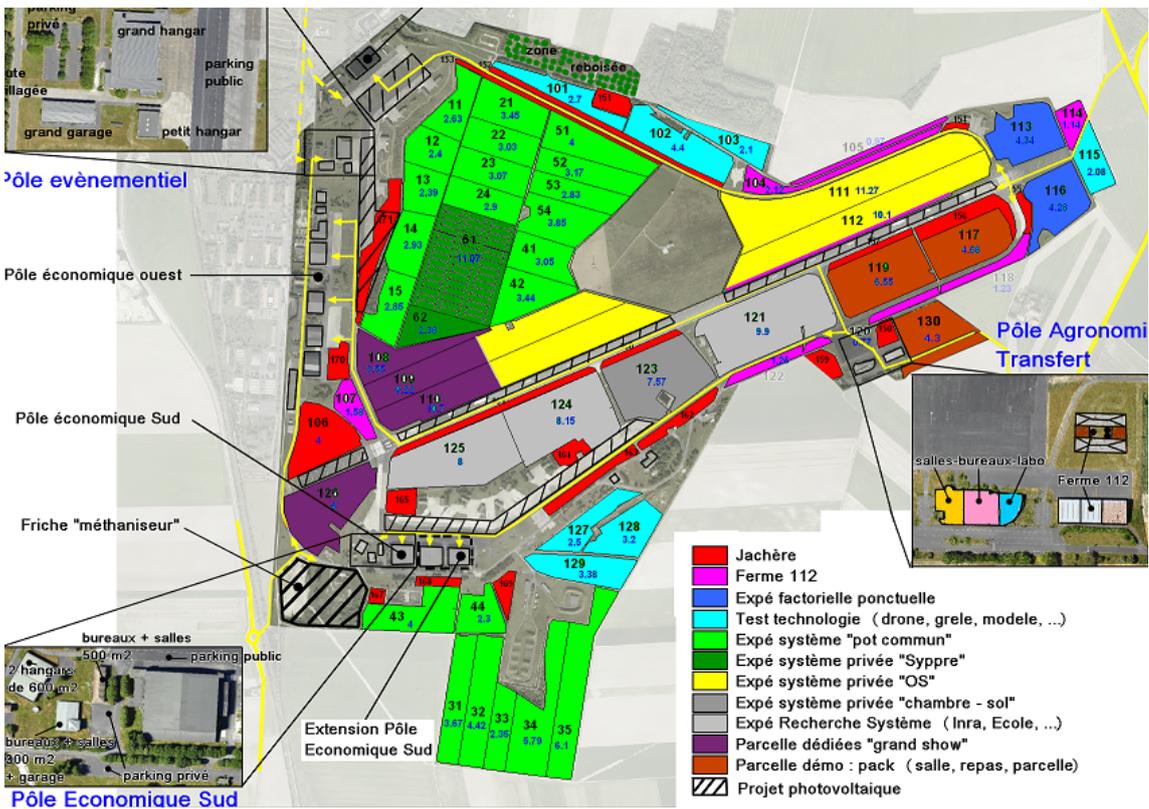
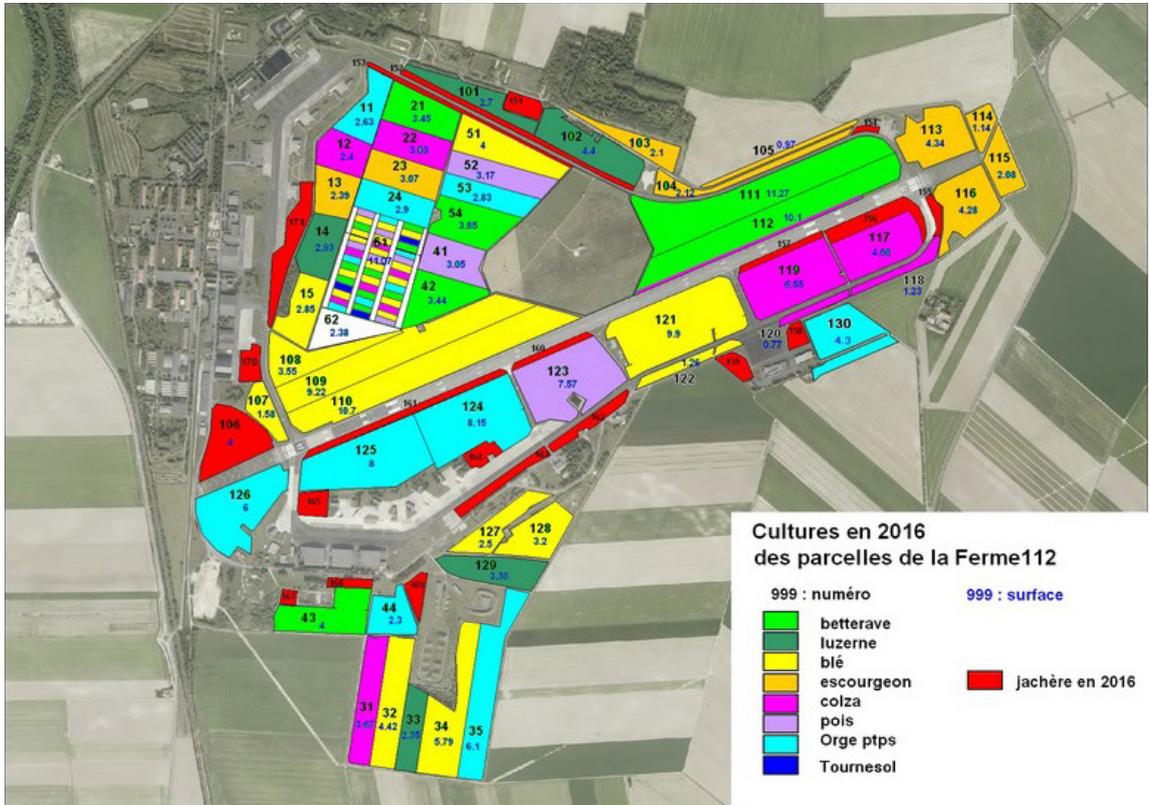
Projects taking place in the three neighbouring municipalities are gradually transforming BA112.

Terrasolis in the municipality of Bétheny: Terralab project

The association Terrasolis owns most of BA112 land. With support from the Marne Chamber of Agriculture, it is developing an experimental agricultural project on the site.

BA112 land has been cultivated by Bétheny farmers since the 1950s and forms the basis of the SCEA Farm 112 (société civile d'exploitation agricole). Those local farmers in the project are partners in a civil society that is adopting new farming practices.

Farm112 therefore offers support to farmers to develop multipurpose production



with the aim of developing new farming practices.

The goal is to compile data from experiments carried out on the 240-hectare site that will benefit farmers. Four areas of research are being developed: agronomy and agro-ecology, agro-machinery and new technologies, transfer and training of actors (farmers and technicians) and links to civil society.

This research structure interacts with other regional organisations such as agricultural colleges, agricultural development groups, GIEEs, CETAs, cooperatives and the farmers at the heart of the research project.

The programme New European Bauhaus | LAB ECO²-SCHOOLS (project ECO²-CAMPUS Microville Durable®)

Since 2019, Alliance Sens & Economie has been documenting, investigating and co-designing, searching for an innovative means of renovating two-thirds of French and cross-border schools by 2030 (educational sites and campuses that will have become obsolete due to lack of maintenance/investment).

These studies, carried out within the framework of Lille World Design Capital 2020, have been shared with the group New European Bauhaus (Alliance Sens & Economie is an official partner). They are keen to see a pilot project set up.

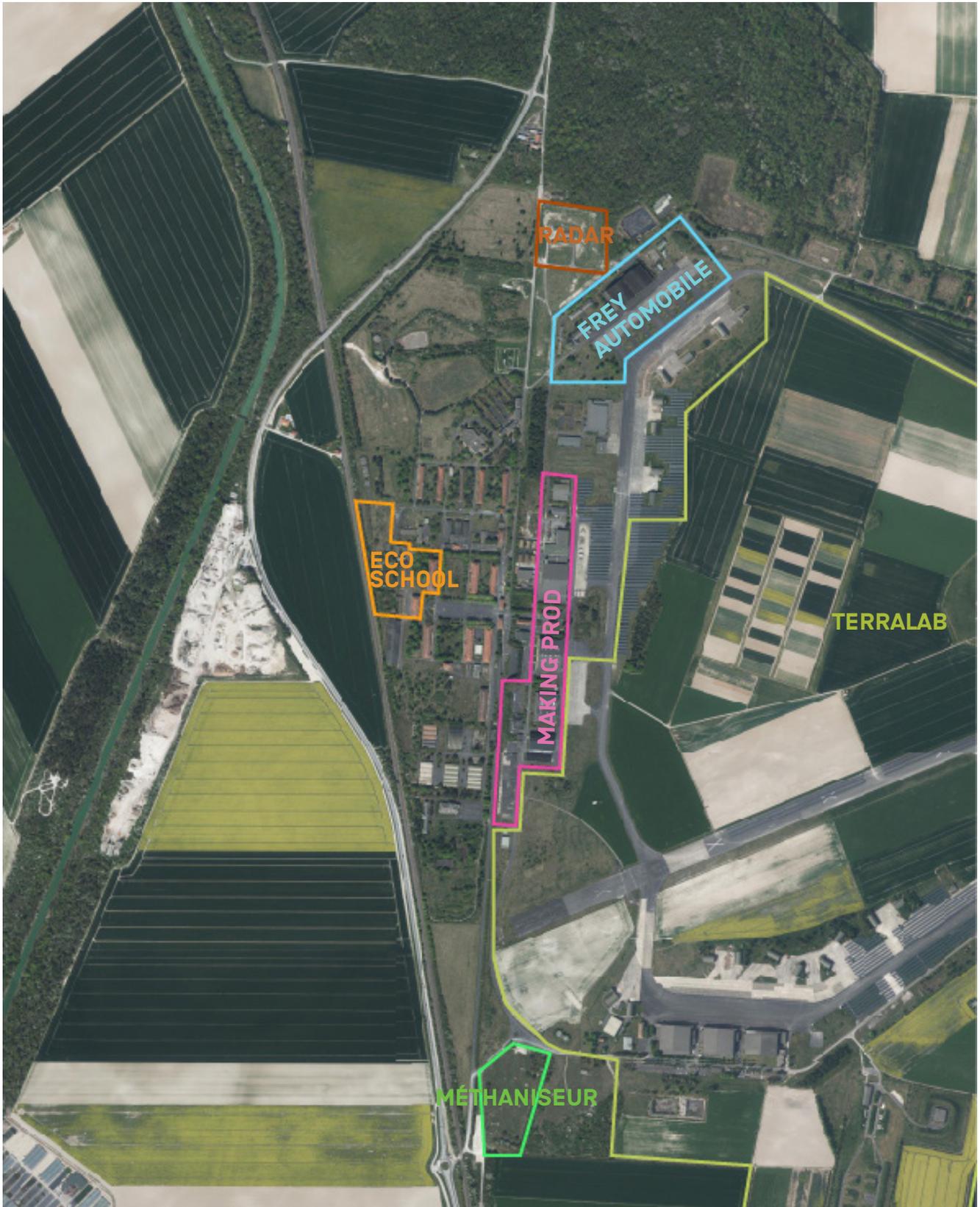
In September 2022, Microville 112 became one of five pilot sites in Europe. The main objective is to help transform schools so that they are able to gradually establish an approach to sustainable development. Schools are at the heart of public life and embody the potential for renewal.

Five support topics:

- Proposals for renovating a series of buildings (thermal renovation, new modular construction techniques, use of bio-based materials, etc.);
- Set up multifunctional schools responsive to their environment;
- Favour new layouts for co-learning in spaces that are adaptable to a variety of uses;
- Build a community committed to ecological transition;
- Restore the cycles and short circuits of nature and permaculture.

Microville 112 is the main pilot site. The ECO²-CAMPUS Microville Durable® is to be launched in three years to enable a wide range of participants to take part in an apprenticeship at Microville 112.

An area has been selected in Microville for the Eco²-schools pilot site. A group of four buildings has been set aside to develop an educational and cultural programme. Four co-designing workshops are planned between March and December 2023 to discuss the project's operational aspects with local partners (universities, training centres, associations, citizens committees, institutions). European teams are also invited to take part in this process as they might have a more extensive understanding of Microville 112.



Other projects at BA112

The company **Frey Automobile** plans to locate in the northern part of BA112 in the commune of Brimont and to create 350 jobs. They convert gasoline-powered vehicles to electric vehicles. Although this part of the base still belongs to the army (state property), Brimont is anticipating the handover. Frey Automobile could move in quickly with a long-term lease.

Making Prod is a production company that currently produces films and television series in the old hangars located on Terrasolis grounds. The company is looking to expand its activities and may soon occupy the other buildings in the commune of Bétheny along the north-south departmental road that separates Courcy from Bétheny. In the long term, they would like to establish a large audio-visual centre with training facilities for techniciens, which could become one of the largest audio-visual production centres in Europe.

Marne departmental council and the Terrasolis farmers' association would like to set up a **biogas plant** in 2023 along the same road, opposite the southern tip of the Microville. The biogas plant will process 23,000 tonnes of waste a year and, in order to limit nuisances, will operate on a mixture of biomasses, i.e. only vegetable matter. The project is expected to cover a 4-hectare area and promises to be highly landscaped.

A thirty-metre-high **strategic military radar** installation is to be erected on the northern end of BA112. The radar site will remain under military responsibility and surveillance.

The three municipalities of Courcy, Brimont and Bétheny are setting up a free trade association (ASL) to manage their common areas and in particular the utilities located on the BA112 site.

SPECIFIC RELATIONSHIP TO THE TERRITORY

Highlighting easy access

Three major arteries link Microville to the surrounding area: roadway via the D966, railway via the line to Reims and waterway via the Aisne-Marne canal.

The departmental road 966 is the fastest way to reach Microville by car. It connects Reims via Neufchâtel and would overlook the site from the west if a long wooded buffer strip did not block the view.

Rue de la Gare leads from the town of Courcy along the canal to the BA112 north

IMPLEMENTATION OF RELATED PROJECTS

radar, Frey automobile, Terralab, Making Prod, EcoSchool, methanizer

FR-COURCY_GRANDREIMS-SS-M4



entrance.

Finally, an old departmental road runs through BA112 from north to south along the eastern side of the site. These roads provide access to the site. The search for more sustainable mobility will raise new issues of access and movement within Microville.

The rail line from Reims to Laon runs along the western edge of the site and forms a physical boundary for 2 kilometres. The Courcy railway station is the closest to Microville, 1.6 km away. There was in the past a railway station on the air base. The creation of a new town centre at BA112 may raise the issue of public transport and bring back the old station.

The Aisne-Marne Canal is a 58 kilometre long, summit-level canal connecting the Aisne and Marne valleys. The canal has 24 locks but none between Reims and Courcy. It forms a green corridor in Reims with pedestrian and cycle paths, rest areas and information points. The canal is wilder in Courcy and is an asset for the area and for Microville. It is a resource for biodiversity, landscape features and new uses. It could also be the means of a new mobility.

The three axes (waterway, roadway and railway) are close to each other at the northwestern corner of the site.

3 SERVICE AXES

RD 966, the railway track, the
Aisne Canal to the Marne
FR-COURCY_GRANDREIMS-
SS-P11, P12 et P3



PROJECT SITE

DESCRIPTION OF SITE

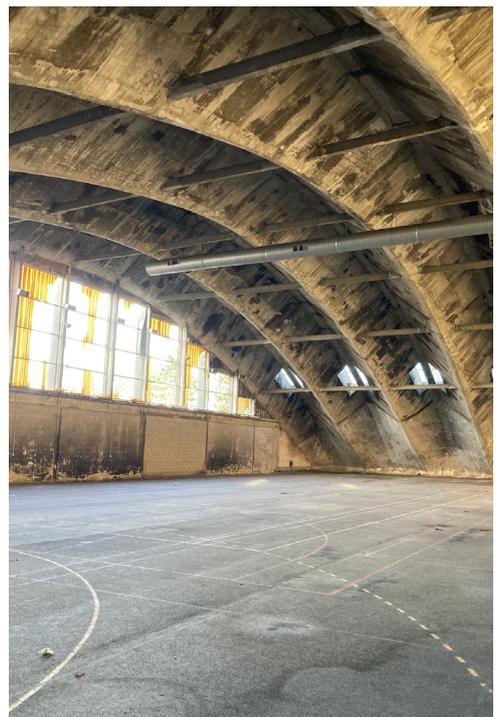
The project site corresponds to the former living area of Air Base 112, a triangle of 65 hectares out of a total of 542 hectares. Most of the buildings are located within this area and are of significant architectural heritage. Their diversity makes it possible to experiment with the buildings. The precision and structural qualities of the housing and office buildings facilitate conversion and appropriation. The metal hangars are areas where it would be possible to increase density. Finally, several key facilities such as the mess halls and the Lafaille hangar have a unique architectural style that could be explored.

The orthogonal grid plan of the site structures built-up areas (a 3.8 hectare footprint for 55,000m² of floor space), asphalted areas (9 ha) and open spaces (52.2 ha). Low building density has left open spaces that contribute to the identity of the complex: large public squares, tree-lined paths, parking lots, copses, fields, etc. The area has been invaded by a wide diversity of vegetation creating rich landscapes that continue to spread. The largest area free of any construction is on the north end of the site and covers more than 27 hectares. On the southern tip are six hectares of grassland wedged between the old and new departmental roads.

The site is surrounded by boundaries, both physical and administrative, which have given it an insular quality. Indeed, the site is not directly connected to any urban area and its declassification has, over the years, further isolated it from the surrounding area.

Future projects will have to deal with issues of access, boundaries and connections with the neighbouring municipalities. The internal road network will be reused and classified according to its function in terms of service, traffic and condition.

Both built and landscape environments on the site hold memories of the past. They document a military history that began almost 100 years ago. This territory needs to find the appropriate means to carry out a transformation while integrating a new contemporary era.



**NON-COMMISSIONED OFFICER
MESS
THE BUILDING T4
HM17 HANGAR
SPACES IN GOOD CONDITION TO
BE REQUALIFIED
FR-COURCY_GRANDREIMS-
PS-P17 à P19**

EXPECTATIONS, PROGRAMME GUIDELINES OR EXPECTED USE PROPOSALS

The project site is the stage for experiments in co-constructing new forces that will drive sustainable economic development. To do this, innovative models of partnership governance must be established between private and public actors with the goal of investing in and for the common good. The transformation of this territory requires the evolution of living and working places to generate economic, social and environmental value.

Microville 112 is meant to be a model of a sustainable, diverse, inclusive, productive city. The objective is to orient site programming around the main theme of the half-hour territory, which can assume many forms. Eco²-school is one of the projects of the «training» sub-theme, which seeks to transform the existing heritage in an environmentally responsible way and transmit to future generations new tools that address the issues of sustainable development. The project must be part of a comprehensive process for revitalisation of the site.

Programme diversity and territorial organization make it possible to consider urban planning in terms of voids, and investigate issues of pooled public spaces and temporality of uses. How can future occupants live together intelligently? What is the right balance of diverse activities that encourages various dimensions of synergies? How to live next to production sites? How best to gradually occupy an abandoned complex while generating social and cultural bonds?

The geographical location of the site and its relationship to the surrounding area raise questions on modes of transport and access to this two-kilometre-long urban complex. How can residents, businesses and city services move around easily and still respect commitments to carbon neutrality?

The European approach invites projects to depart from the traditional patterns of city building and to consider transforming existing assets. It appears important to involve both human and non-human resources and create a network of partners (public and private) while paying particular attention to the relationship between nature and the city.

The concept of the «half-hour territory» is important for Microville 112 partners. Candidates are therefore asked to have one or more functions related to this theme be a common thread in their thinking.

The uniqueness and ability of the Microville site to associate urban quality, ecological responsibility and social well being make it possible to develop exemplary models.

LIST OF DOCUMENTS FOR DOWNLOAD

CONNURBATION - TERRITORIAL SCALE

-FR-COURCY_GRANDREIMS-C-AP1	jpg	aerial view
-FR-COURCY_GRANDREIMS-C-M1	jpg	IGN map
-FR-COURCY_GRANDREIMS-C-M2	jpg	agriculture map

STUDY SITE - URBAN SCALE

-FR-COURCY_GRANDREIMS-SS-AP1	jpg	aerial view
-FR-COURCY_GRANDREIMS-SS-AP2	jpg	aerial picture of BA112
-FR-COURCY_GRANDREIMS-SS-AP3	jpg	aerial view from 1939
-FR-COURCY_GRANDREIMS-SS-AP4	jpg	trenches in 1917
-FR-COURCY_GRANDREIMS-SS-M1	jpg	map with study and project sites
-FR-COURCY_GRANDREIMS-SS-M2	pdf	map 4 cities
-FR-COURCY_GRANDREIMS-SS-M3	pdf	cadastral BA112
-FR-COURCY_GRANDREIMS-SS-M4	pdf	location of on-going projects
-FR-COURCY_GRANDREIMS-SS-M5	pdf	Terralab project
-FR-COURCY_GRANDREIMS-SS-M6	pdf	cadastral BA112
-FR-COURCY_GRANDREIMS-SS-Po	jpg	location of photographs
-FR-COURCY_GRANDREIMS-SS-P1 à P12	jpg	territory pictures
-FR-COURCY_GRANDREIMS-SS-T1	pdf	historical study of BA112

PROJECT SITE - ARCHITECTURAL SCALE

-FR-COURCY_GRANDREIMS-PS-AP1	jpg	aerial picture of BA112
-FR-COURCY_GRANDREIMS-PS-AP2	jpg	aerial picture of BA112
-FR-COURCY_GRANDREIMS-PS-AP3	jpg	aerial picture of BA112
-FR-COURCY_GRANDREIMS-PS-AP4	jpg	aerial picture of project site
-FR-COURCY_GRANDREIMS-PS-AP5	jpg	aerial picture of BA112
-FR-COURCY_GRANDREIMS-PS-AP6	jpg	aerial picture of project site
-FR-COURCY_GRANDREIMS-PS-M1	pdf	dates and names of the buildings
-FR-COURCY_GRANDREIMS-PS-M2	pdf	cadastral of site project
-FR-COURCY_GRANDREIMS-PS-M3	pdf	building's names
-FR-COURCY_GRANDREIMS-PS-M4	pdf	plans and elevations of the buildings
-FR-COURCY_GRANDREIMS-PS-M5	pdf	site presentation by SCIC 112
-FR-COURCY_GRANDREIMS-PS-M6	dwg	cadastral BA112
-FR-COURCY_GRANDREIMS-PS-Po	jpg	location of photographs
-FR-COURCY_GRANDREIMS-PS-P1 à P45	jpg	site pictures
-FR-COURCY_GRANDREIMS-PS-T1	pdf	charter Microville Durable
-FR-COURCY_GRANDREIMS-PS-T2	pdf	Microville 112 by the SCIC
-FR-COURCY_GRANDREIMS-PS-T3	png	logo half-hour territory
-FR-COURCY_GRANDREIMS-PS-T4	pdf	Paul Signac painting with annotations by SCIC 112

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