Clichy Batignolles. \textit{paris17}
Lot N2, avenue de la Porte de Clichy, ZAC Clichy-Batignolles

The Clichy – Batignolles site in the 17th arrondissement in the West of Paris constitutes one of the last land development opportunities in Paris and therefore offers potential for improvement and development that is of primary importance for the city. The realization of the Clichy – Batignolles project embodies an in-depth transformation of the image of North-West Paris. Located on the corner of the Avenue de la Porte de Clichy and the Boulevard Périmérique, with immediate access to the multimodal hub and facing the future Paris Regional Court, the N2 plot will play a role in transforming the district.

\textbf{Expected program}: no specific expectations. The ZAC programme provides for the development of an offices programme also including retail outlets.

\textbf{Owner}: The site is currently a public road space belonging to the Ville de Paris. It is destined to be delisted in order to be transferred to SPLA Paris Batignolles Aménagement.

\textbf{Ground area}: Approximately 2,216 m$^2$

\textbf{Constructability}: Approximately 13,000 m$^2$ floor area.
Clichy Batignolles. paris17
Lot N2, avenue de la Porte de Clichy, ZAC Clichy-Batignolles

Developer
The Ville de Paris awarded the development of the Clichy-Batignolles ZAC to SPLA Paris Batignolles Aménagement in October 2010. A new development concession was signed on 15 November 2011 to take into account the major changes in the Northern part of the project. As part of its mission, Paris Batignolles Aménagement manages the commercialisation of construction rights for the plots situated within the perimeter of the Clichy-Batignolles ZAC.

Existing buildings
The site of the N2 plot does not currently have any major constructions. It is provisionally occupied by a bus terminus for lines 138, 173, 74 and 54. On the Avenue de Clichy side the construction will affect pedestrian and emergency service access to the Biancotto gymnasia. These access points will be repositioned on the Avenue du Cimetière des Batignolles, having a de facto impact on the gate, the fences and perhaps even the plants. The emergency service access to the gymnasia will be re-established by PBA outside the N2 plot.

Urban context
Along with the Cardinet Chalabre ZAC, the Clichy Batignolles ZAC constitutes the operational phase of a development project that aims to transform the vast railway spaces in the Clichy Batignolles sector between the Rue Cardinet, the Boulevard Périphérique, the Avenue de Clichy and the Saint Lazare set of tracks. As one of the last great land development opportunities in Paris, the Clichy Batignolles sector, which started in 2001, was accelerated in 2003 with the project of installing the Olympic Village there as part of the Paris candidacy for the 2012 Olympic Games. The grand scope of its environmental ambition was the main argument for the Paris candidacy. The project was continued in spite of the negative result. This disappointment was transformed into an opportunity: the new district developed a strong identity around a city park which was itself conceived around three themes: water, sport and the seasons.

With a programme of 3,400 housing units and 140,000m² of office space, this sector (including Saussure) is also destined to establish a link between the old bourgeois districts of Western Paris and the more working class residential districts of the North.

However, the forthcoming arrival of judicial institutions (TGIP, DRPJ) will have a powerful impact on the North of the Clichy Batignolles sector, constituting a lasting transformation of the Porte de Clichy and its immediate environment. The transport service in particular should improve considerably with a new station on the extended line 14 and the arrival of the tram on the Boulevard Berthier. This sector on the edge of Paris will contribute to creating a new centre with the town of Clichy, particularly with the transformation of the Avenue de la Porte de Clichy and the completion of the esplanade in front of the TGIP.

Located on the corner of the Avenue de la Porte de Clichy and the Boulevard Périphérique, with immediate access to the multimodal hub and facing the future Paris Regional Court, the N2 plot will play a role in transforming the district. Located on the corner of the Avenue de la Porte de Clichy and the Boulevard Périphérique, with immediate access to the multimodal hub and facing the future Paris Regional Court, the N2 plot will play a role in transforming the district.

Scheduled operations and works
Several office programmes are scheduled in the immediate neighbourhood of the Paris Courthouse. Urban services (waste sorting plant, freight base, concrete mixing plant) will be located as near as possible to the transport axes (Boulevard Périphérique, train lines).

The Avenue de la Porte de Clichy is also scheduled to be transformed as part of the Clichy Batignolles operation. With PBA as the contracting authority, this transformation is financed by the Ville de Paris. It is worth noting that the 2014/2018 period will be one of great upheaval in this sector. This period will see, all at the same time, the sites for the extension of line 14 to the North (including the Porte de Clichy station located under the N1 plot, at the corner of the Boulevard Bessières and the Avenue de la Porte de Clichy), the extension of the tram line to the West, the construction of the future Courthouse, the N3 plot (the bar association offices), the work on the Courthouse esplanade, and the N1 plot. The ground area of the N2 plot will be occupied by the bus terminus until it is relocated around the Timhôtel block (on the Boulevard Bessières and the Rue André Suarès), in late 2016 / early 2017.
Several major lines of the public transport network will converge on the Porte de Clichy, consolidating the importance of this new metropolitan space. Already served by the RER C line and metro line 13, it will see the arrival of line 14, extended to the Marie de Saint-Ouen to relieve the congestion in line 13 and, in the longer term, to Pleyel to the North and Orly to the South. Situated on the corner of the Boulevard Bessières, the new Porte de Clichy station will also be directly connected to tram line T3b, extended to the Porte d’Asnières.

Special interfaces
The surface area of the N2 plot must integrate two technical facilities, one existing, the other still a project.

The Northern tip of this plot must integrate urban heating system facilities (CPCU) in its surface area (ventilation, access hatches to the network running under the avenue) which cannot be relocated. The Southern part of the plot must integrate a key facility for line 14: a rectification substation, linked to the Porte de Clichy station under the N1 plot, to facilitate the electrification of the line.

SDRIF
The Clichy Batignolles sector is identified in the SDRIF as a zone of metropolitan interest. The Martin Luther King park is also mentioned as a green space and leisure area that consolidates the green belt in the greater urban area.

Applicable local urban development plan:
In order to complete the Clichy Batignolles development operation, the applicable urban development plan has been modified by deliberation 2007 DU 0196. A simplified revision was adopted in 2011 (to accommodate the future Courthouse and change the height ceiling to 50m to the South of the Bd Berthier).

Regulatory provisions
Applicable local urban development plan
- General Urban Zone
  - Height ceiling: 31 m
- Zone with a shortage of social housing
- Programming and development strategies.

Public Utility Easements
- The line 14 tunnel will run under the N2 plot, about 25 m under the natural terrain.

In heritage terms: the sets warehouse for the Opéra de Paris is included in the supplementary inventory of historic Monuments.

The plot is in a zone that is subject to an easement linked to protection from electromagnetic disturbances.

In terms of geology, the site is in the zone described as containing a pocket of anteludian gypsum.