

Usine d'Auteuil pumping station. *paris 16*

77 Avenue de Versailles

Located in the southern part of the 16th arrondissement, between the Quai Louis-Blériot and the Avenue de Versailles, this lot is occupied by a former pumping station. It has a total surface area of 6,764 sqm and is composed of several industrial buildings built between 1900 and 1925.

With an easement of approximately 3,500 sqm, the centrally positioned premises for this call for projects include the Usine d'Auteuil's two industrial halls, recently released by Eau de Paris. This site is exceptionally located along the Seine near the Pont Mirabeau and is ideal for a project that will showcase this remarkable industrial heritage and integrate the underground spaces.



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Programming/possible future uses: unregulated. However, if the project incorporates a new building in addition to the industrial halls, the new structure should be entirely dedicated to social housing.

Type of property transfer proposed: two possibilities: transfer of property or a long-term lease.

Owner: City of Paris.

Cadastral reference: AK 19.

Surface areas:

- transferable easement: 3,490 sqm
- surface area of existing floor space: 2,480 sqm.

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Existing structure(s)

The entire lot is occupied by different industrial buildings.

The first industrial hall, built in 1900, is located at the northeastern part of the site.

In 1925, a second industrial hall with increased pumping capabilities was built to the south of the first buildings. It comprises two parallel buildings – Copernic hall and the Auteuil hall – located lengthwise within the lot and built around a central axis ending in a bell tower. These two halls are built partially over basements. A third building houses filtration and wastewater pumping equipment in its basement.

In addition to these buildings, there are also various outbuildings, mainly used for offices and workshops.

The three industrial buildings are characterized by their imposing size and the architectural unity of their facades. Built on wraparound burrstone foundations, their brickwork structures form mullions framing large bay windows crowned with semicircular arches.

Only the central Copernic and Auteuil buildings and one outbuilding are part of this call for projects. The City of Paris will remain the owner of the two northern and southern easements accommodating different municipal equipment, community facilities and technical operational services.

Current occupation

From north to south, the occupation of the entire lot is as follows:

- a municipal day care center opened in 2011 at 75 Avenue de Versailles ;
- the Pavillon de l'eau culture center opened in 2007 (managed by Eau de Paris) ;
- a cultural association with a 12-year commercial lease ending in January 2016 and subject to automatic renewal ;
- former workshops for the Department of Patrimony and Architecture (vacant) ;
- Eau de Paris industrial halls: The boiler hall (Copernic) has been decommissioned since 1999. The pumping station (Auteuil) still houses equipment for pumping water from the Seine. These two halls will be vacated in the near future ;
- hall and buildings for the Department of Sanitation and the Environment: the basement is occupied by wastewater pumping equipment.

Urban context

The lot is located along the Seine, to the south of the Pont Mirabeau and near the residential neighborhoods of Passy.

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Access (all options)

Metro – Mirabeau or Chardon-Lagache (line 10) stations, bus lines 62 and 72, RER C – Javel stop.

Regulatory ordinances

Local City Plan

- General urban zone
- Residential protection zone
- Sector lacking social housing
- Avenue de Versailles: basic protection for businesses and manual trades

Protective/public easements

- Historical Monument protection perimeter
- Conservation area perimeter
- Lot distinguished for its patrimonial, cultural or landscaped significance

Flood Risk Prevention Plan (PPRI)

- The lot is located in a light blue zone on the PPRI. The highest known water levels (PHEC) for the block have been measured at 32.30 (General Leveling of France) or 31.97 (City of Paris).
- The topographical survey indicates that the lot's lowest point is 32.27 (City of Paris), which consequently exempts it from the PPRI's provisions for blue zones.

