

# The Invalides Esplanade. *paris 7*

Rue Fabert, Rue Paul et Jean-Lerolle, Rue Robert-Esnault-Pelterie

*Built as part of the 1900 World's Fair, the Invalides Esplanade enjoys an exceptional location between the Hôtel des Invalides and the banks of the Seine. The 3,820 sqm Invalides terminal overlooks this green esplanade, which has an underground surface area of approximately 18,000 sqm supported by fluted columns, vestiges of the former train station.*

*This site is a blank canvas for bold innovation. The upper and lower areas could potentially be developed together to drive synergy between uses and incorporate the surrounding environment.*

*For this site, the dataroom opening will be pushed back until September. The schedule for the different phases in the call for projects will be adapted accordingly.*



**Programming/possible future uses:** no restrictions except for the onsite rehousing of certain city, state and SNCF services.

**Type of property transfer proposed:** transfer of property and/or transfer of rights in rem. Temporary occupation permit on the SNCF easement.

**Owner:** City of Paris, SNCF.

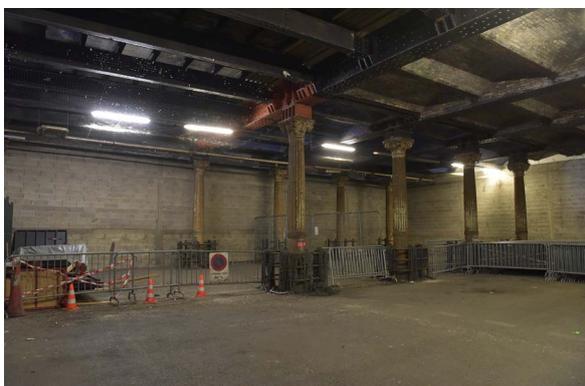
**Cadastral reference:** 7-AT-4| 7-AT-7.

Please note: the infrastructure under the esplanade predominantly fall under the public roadway domain and are not registered.

**Surface area:** approximately 18,000 sqm in total infrastructure, 3,820 sqm for the terminal. It should be noted that the existing activities, especially those related to railway services and miscellaneous city services, will need to be rehoused within this area. The area covered by the call for projects is likely to be modified as necessary and will be determined when the dataroom opens.

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## Existing structure(s)

The terminal building, which can be accessed from both the esplanade (Rue Robert-Esnault-Pelterie) and the lower level where Rue Paul et Jean-Lerolle makes a U-turn, is built on open ground. It comprises a basement of 1,400 sqm, a ground floor of 1,900 sqm and a partial first floor of 520 sqm for a total of 3,820 sqm.

The entire infrastructure of around 18,000 sqm located partially underground extends from Rue Fabert to the Invalides terminal. It is accessible to vehicles via two ramps located at 7 and 11 Rue Fabert.

The Rue Paul et Jean-Lerolle is formed by two long parallel streets intersected with two perpendicular sections, the first located at the base of the access ramp (western portion) and the second at the other end of the street, directly across from the terminal's basement (eastern portion).

The spaces to develop are in various configurations and are located along the northern part of the loop and within the loop itself, as well as on and between the two ramps.

## Current occupation

City of Paris, government offices, Air France, SNCF. Some of these activities possibly reorganized, will continue at the site.

## Urban context

The underground Invalides area is separated from the Seine by a network of SNCF/SNCF Réseau railway and RATP metro tracks.

## Access (all options)

RER C; Metro – Invalides (lines 8 and 13) station; bus lines 63, 83 and 93.

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## Regulatory ordinances

Local City Plan (PLU)

- Green urban zone

## Protective/public easements

- Conservation area perimeter
- Historical Monument protection perimeter
- Protected sight lines for panoramic views of the Hôtel des Invalides

## Flood Risk Prevention Plan (PPRI)

Only the registered lots are indexed in the current Flood Risk Prevention Plan.

- To the west of the site, the AT-7 lot is indexed as a light blue zone on the PPRI; the highest known water levels set at 33.10 NGF (General Leveling of France) (32.77 City of Paris).
- To the east, the terminal building (AT-4 lot) is indexed in a dark blue zone on the PPRI; the highest known water levels set at 33.30 NGF (32.87 City of Paris).

The entire underground site and uncovered exits are located underneath the highest known water levels, consequently limiting possible constructability to 20% of the existing surface area, strictly excluding any athletic facilities.

The altimetry of the underground surface area is situated between 28.30 NGF (27.97 City of Paris) and 26.72 NGF (26.39 City of Paris).

