The site "Gobelins Train Station" is in infrastructure of the "slab of the Olympiades", alive and singular district of Paris, associated with the Asian community, and directly served by the subway lines 14. SNCF Réseau (French National Railway Company) proposes this railroad site about 70,000 sqm built and of 8,000 sqm of the free land. The nature and the important surface of the site offer a potential of innovation in particular in terms of practices in a sector economically, socially and culturally very dynamic.

For this site which represents an important stake of economic valorization, SNCF Réseau thus waits of innovative, functional and long-lasting proposals. This latters will have to answer problems inferred by the configuration of the site.

Besides, a quality program will have to contribute of the global development of this urban complex of the 1970s, in coherence with the practices of this district in the strong identity.
Description of the current work
The site situated in the angle of Rue de Tolbiac and Rue Nationale (13th Paris) is largely underground of the district “slab of the Olympiades”.

The asset includes two adjoining volumes:
- a land free of 8,000 sqm (said the “South Triangle”) in the continuation of the slab allows the road access to the site. The latter, accessible by ramps, is situated at the level of the crossing connecting the station with the Small Belt (below the angle of Rue Nationale and Rue Regnault).
This surface of ground in triangle corresponds to a surface of slab not succeeded in them the 70s, presenting walls of raw concrete. The level says “Railway Station” is in the same altimetry that Rue de Tolbiac and is situated in less 13 m of the last floor of the high slab.
Gobelins Train Station. *paris 13*
Rue de Tolbiac, Rue Nationale, Rue Regnault

- and in infrastructure of the “slab of the Olympiades”, accessibles from Rue de Tolbiac (Cf. illustration below), about two superimposed volumes 35,000 sqm each.

For the infrastructure, volumes are divided into units and distributed by internal ways. The free height (approximately 6 meters) is more important for the basement than in ground floor (approximately 4,5 meters). 18 fire escapes staircases allow to evacuate on the slab. The site is accessible also by the pedestrians, by the 105 Rue de Tolbiac.

Current occupation
Today, this site is dedicated to the activity of logistic storage and welcomes a majority of companies of Asian businesses of wholesale trades directed around the trade of foodstuffs and articles of restoration.

58 occupants hold a Convention of Temporary Activity (COT) granted by SNCF reseau, among which the existence and the term can be modulated according to the project of the prize-winner. The traffic from 650 to 850 vehicles in the daytime (20% VL and 80% PL) shows of a dense activity in the surface.
Gobelins Train Station. *paris 13*
Rue de Tolbiac, Rue Nationale, Rue Regnault

**Urban context**
The site of the "Gobelins Train Station" enjoys a very dynamic urban environment with:
- a pole of higher education (Paris 1 university, College of Journalism of Paris, Campus Cluster Paris Innovation),
- the development of tertiary activities [recent setting-up of AREP and of Gares & Connexions in the old factory Panhard et Levassor, program of offices developed on the urban development zone Bédier-Porte d'Ivry],
- an excellent desert which will be strengthened from 2024 with the continuation of the line 14 towards Saint-Denis Pleyel in the North and the Orly airport in the South, and later with the connecting to the network Big Paris Express.
The "Gobelins Train Station" is imbricated in the urban set including superimposed slabs, underground public road (Rue du Javelot, Rue du Disque), public and private tracks, and towers of housing, businesses and public services.
The functional interweaving of this real estate set is such as it implies inevitably several actors in particular about the relations of uses between basements and the slab (The Free Olympiades property owners’ syndicate - ASLO-, the co-ownerships situated in the volumes Superiors, Paris Habitat, ICF, the Asian commercial leaders, the commercial co-ownership Mercury [Trade on the slab “pagodae”), the nearby educational establishments).
The slab became the “Asian district” the reputation of which is such as tourists integrates the district in their visit of Paris.

**Access (all options)**
Metro – Olympiades (line 14, 100 meters); creation before 2024 of the Station Maison Blanche near the branch of the Small Belt; bus lines 62, 64 and 83; tramway of the Marshals in the South; stations Autolib’ and Velib’ nearby.

**Particular constraints SNCF**
- The land regularization on the plots of land CR 14, CR 15 and the real estate volumes is in progress.
- The rectification of the cadastral limits of the real estate complex set is also in progress.
- EDDV (Descriptive State of Division in Volume) and specifications: the site of the “Gobelins Train Station” and the co-ownerships of the slab of the Olympiades are the object of an EDDV and a called specifications “L’opération Gobelins de 1970”. These documents specify in particular the rules of coexistence of the various volumes of the real estate set.

**Specifics operating constraints**
- Preservation of the dealer premises: ENEDIS, CPCU.
- Preservation of RATP premises : premises RATP (detector) and access of help and technical to the line 14.
- Possible railroad constraints will be specified during the opening of dataroom (for example, conservation of a railroad surface).
- The strong interweaving of the site with the immovable complex of the Olympiades slab require:
  - that the envisaged projects take in account the multiple interfaces/interactions with the other actors of the site and that the consequences of these interweavings are identified to guarantee the feasibility of the project,
  - that the project which will be identified on the property of SNCF does not compromise a wider later requalification.
Gobelins Train Station. *paris 13*
Rue de Tolbiac, Rue Nationale, Rue Regnault

Regulatory ordinances
Local City Plan (PLU)
- Site joined into the sector of development Olympiades/Villa d’Este/Place de Venetie/Tolbiac where apply the orientations of development and programmings of the PLU
- The part covered with the station is in zone UG (urban general) - sector not submitted to the article UG2.2.1-
- The air part [the triangle] is in zone UGSU (urban area of big urban services)
- The ground is burdened by a perimeter of location in the PLU for the realization of one urban logistics equipment of 500 sqm minimum

Flood Risk Prevention Plan (PPRI)
- None

Prevention of the risk of movement of ground
- Zone former underground careers.

Calendar
It is reminded that for this site, the calendar of the call for projects will be adapted.