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Plaine Commune is delighted to be hosting the athletes competing in the 2024 Olympic and Paralympic Games in the Village located across three of the nine cities within its territory. Being at the centre of this world event is a source of great pride for us. And with our residents coming from 136 different countries, it really is the world hosting the world. It also serves as a springboard to facilitate implementation of our territorial project: the Village will form part of a pre-existing urban project and will be transformed into a mixed-use, sustainable neighbourhood that meets the needs of the territory’s residents. Consequently, the semi-public company Plaine Commune Développement, which developed the riverine eco-neighbourhood in the commune of Ile-Saint-Denis, will naturally have its place alongside SOLIDEO.

We share the same ambition: to deliver an Olympic and Paralympic Village that addresses the challenges of the 21st century city: one that excludes none of its residents and in which urban planning mitigates the effects of climate change, making it possible to act and live together. This heritage is what we wish to pass on to future generations.

Today, this shared desire is also reflected in the parallel launch of the sale of plots on the two Urban Development Zones that make up the Village. This will be followed, for example, by the joint selection of the architects chosen, serving to strengthen the Village’s identity. This adventure involves us collectively. Only together can we successfully build an Olympic and Paralympic Village that upholds our ambitions.

The 2024 Olympic and Paralympic Games are a powerful development driver and an event of global proportions that must leave a sustainable heritage for the territory of Plaine Commune.

As an actor in the Olympic and Paralympic Village since 2010, Plaine Commune Développement has been developing the riverine eco-neighbourhood in Ile-Saint-Denis, a 14-hectare site on which an innovative environmental project is being implemented, with a vehicle-free neighbourhood, energy performance, participatory habitat, a mobility hub, and a design for mixity on each floor of its apartment buildings.

This aspiration has been taking shape since the beginning of 2018 with the delivery of phase one of the operation, consisting in 300 homes, and with the arrival of the first residents.

The operator will continue to steer execution of phase two, consisting in 2,700 homes on six hectares for hosting of the Games, and from 2025, nearly 50,000m² of new real estate programmes (housing, offices, student residence, hotel, etc.) in addition to a park of over one hectare on the banks of the Seine.

Taking the same pro-active, sustainable approach, Plaine Commune Développement is working jointly with SOLIDEO to launch operator consultations for execution of the Olympic and Paralympic Village within the riverine eco-neighbourhood. The goal is very much to enable a global event to be held whilst implementing an urban project that is aligned with the bold aspirations of local authorities.

Patrick Braouezec, President of Plaine Commune and Plaine Commune Développement
In 2024, France has the immense privilege of hosting the 33rd Olympic and Paralympic Games. One hundred years after the first Paris Games, this universal event followed by millions of spectators and billions of viewers, requires the building or renovation of around forty sports and non-sports infrastructure works that will stand the test of time.

And so, the Olympic and Paralympic Village, set to host almost 15,600 athletes and their support teams in 51 hectares, will be transformed into a low-carbon, sustainable and inclusive neighbourhood as soon as the flame is extinguished.

The public investment budget is valued at approximately €1.4 billion, some €450 million of which shall be allocated to the Village, for delivery of the works on time, within budget and in line with the programmes, and in accordance with the stipulations set down by the Organising Committee of the Paris 2024 Games.

Although the Olympic and Paralympic Village is now a central feature in the organisation and success of the Games, this has not always been the case. During the first Olympic Games in the modern era, no Olympic Village truly existed. It was only in 1924, in Paris, that the rules changed, and the Organising Committee was required to provide delegations with accommodation and all necessary facilities. This saw the inception of the modern “Village”, uniting athletes from all over the world in a single location.

The Village also provides a chance to contribute to territorial development, to promote jobs, and to stimulate the development of urban planning, construction and urban services, through the Olympics and Paralympics works.

The undeniable pride of guaranteeing the best possible experience to the greatest athletes, the sense of supporting the transmission of sustainable heritage to future generations, and the enormous satisfaction of disseminating French savoir-faire worldwide are all objectives that we can attain, together, as part of the same team!
SOLIDEO invites you to participate in the construction of the Olympic and Paralympic Village for the 2024 Games, a unique task that will embody 21st century urban planning at the heart of the Ile-de-France.

France is preparing to host the world with the organisation of the Olympic and Paralympic Games in 2024. The foremost world sporting event will once again take place in Paris after a century away.

A PLACE OF CONVERGENCE, TOWARDS A RIVERINE ECO-NEIGHBOURHOOD

In immediate proximity to the future Saint-Denis Pleyel station, which will become one of the best served multi-modal hubs in the Grand Paris area, the Village will derive maximum benefit from its location next to the Seine. The river banks, long forgotten in Seine-Saint-Denis, will become a place of convergence and enjoyment.

This project is anchored in the magic of the Olympic and Paralympic Games: dedicated primarily to hosting international athletes, the remodelled territory will acquire a metropolitan aspect allowing it to rival other emblematic sites in the Grand Paris area.
To achieve this, the Olympic and Paralympic Village must participate in writing the collective story by equipping the territory with new venues that serve its residents, particularly through accessible and sustainable urban public facilities that respect biodiversity. For the nations assembled there, it will provide an opportunity to observe France’s approach to the sustainable 2050 city.

“Embodying 21st century urban planning at the heart of the Île-de-France”
The Olympic and Paralympic Village will live two lives in one. For two months, between July and September 2024, the Village will become the beating heart of the Games. It will host 15,600 athletes and their supporting teams during the Olympics phase and 9,000 athletes and their supporting teams during the Paralympics phase.

In addition to comfortable homes and the enormous Olympic restaurant tucked away in the Cité du Cinéma, the Olympic and Paralympic Village will offer athletes sporting and medical facilities, cafés, shops and leisure activities. All ground floors will be used and will open onto the exterior so that for two weeks our guests will experience the atmosphere, richness and breeziness of our European cities.

Both connected and contemplative thanks to the Seine, concentrated together, the athletes will be able to focus on their preparation, celebrate their exploits and shine with all the optimism of the world’s youth assembled together.

But the 2024 Paris Olympic and Paralympic Village is conceived from the outset as a city of the future. Which means that heritage is prioritised above all else, allowing a new model to emerge for future Olympic and Paralympic Games.

Accordingly, after the games 6,000 residents and 6,000 employees will live, after the athletes, in a neighbourhood that is at once so familiar and yet so different. The ground floors will incorporate all the new uses that will grace the cities of the 21st century: fablabs, smart café, third-party spaces, 3.0 businesses…

General public spaces naturally spanning towards the majestic Seine, amidst regenerated nature, where industrious students will cross paths with chattering school children, busy families and sharp-looking employees.

Two schools, a gym, crèches, a fire station and a planned police HQ will be built in the Village. As a metropolitan area par excellence, visitors from all over the Ile-de-France will arrive on the 5 metro lines, heading through the streets to the Cité du Cinéma, invigorated and full of life.

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Creating a unique neighbourhood that is intimately linked to the Seine

The history of urban development proves that where city and water meet, especially naturally, this creates a source of joy among residents. Like the banks of the Arno in Florence, the Hudson in New York and the Thames in London, the opening up of the neighbourhood onto the Seine should provide a window onto the world, and also stir the imagination to forge a sense of attachment to place.

The choice of area for the Village’s location – namely Saint-Denis and Ile-Saint-Denis – was in large measure determined by the presence of the river, which was seen as a magnet for the event, bringing people from the centre of Paris to the Olympic and Paralympic Village. Since road infrastructure and 19th century industrial plant dictate its borders, the project needs to recreate a strong connection with this singular site. Recovering the promontory position in the prolongation of the former Saint-Ouen-sur-Seine is one way of accentuating this unique setting. And recovering the natural banks of the river is a means of embodying these rediscovered elements.

In this regard, the creation of the future footbridge between the Ile-Saint-Denis and Saint-Denis is a remarkable opportunity to find a new way of experiencing the Seine by crossing it and by offering new public spaces that extend to the water’s edge.

Supporting the neighbourhood’s transformation through public spaces

Having inherited land tracts from 19th century industrial plant, the neighbourhood’s functional history in the Saint-Denis territory encompasses sites now occupied by the Cité du cinéma, RTÉ offices and wasteland on which the transformer for the rue Ampère power station is located. By virtue of their size, these are metropolitan structures.

The various structures will enter into dialogue with these features through an overall coherency and foundational work at the level of the urban stage.

Within this context, public spaces must serve a dual purpose, as a link between metropolitan structures and as a feature of the daily movements of future residents. This dual vocation must allow for the creation of public spaces that are highly diverse both in terms of intensity and setting, becoming sources of new experiences.

Public spaces must also be synonymous with ease-of-use, promoting universal accessibility. They must be intuitive, easy to navigate daily and allow each and all to orient themselves without difficulty, whilst also offering a commercial experience.

Four major guiding principles for the “post-Games” era

1. Supporting the neighbourhood’s transformation through public spaces

2. Creating a unique neighbourhood that is intimately linked to the Seine

3. Four major guiding principles for the “post-Games” era

4. At the heart of the plot Quinconces. © Dominique Perrault Architecture
The best of the city of the future

Creating a liveable neighbourhood for 2050 means creating a neighbourhood that can resist extreme climate events, within a context of radically different functionality.

Creating the neighbourhood of the future also means building with a view to sustainability, imagining that a subsequent use can be easily found for each component without resulting in excessive energy expenditure during its creation or transformation.

This brings to mind the idea of an immense, green air conditioner created on a neighbourhood-wide scale. Future green layers making up environments suited to hosting new ecosystems must serve as a medium for this formidable urban mechanism inspired by nature.

On its own scale, the neighbourhood must also tend decisively towards carbon neutrality during both its construction and its operational phases. The neighbourhood will embody the confrontation between a carbon-consumption-based development model and one that challenges the ways in which we build and conceive our cities.

All of the project’s components must permit re-examination in light of this quest for sobriety. This creates a new, emergent paradigm which must be completely shared with all partners so as to make it a shared value.

One project, multiple viewpoints

The temporary isolation of the Village, during the preparatory stages of the Games and during the Olympic and Paralympic phases, will present a second challenge. In 2024, the Village will essentially be seen by residents from the outside. This situation will radically change from 2025 when the barriers will fall away to reveal a vast urban space set to become home to its first occupants.

A situation that will be source of both curiosity and anticipation.

Just like an anamorphic composition which can only be viewed from a specific point, one way of staging this scenario consists in creating numerous viewpoints that are seen by different audiences.

The whole neighbourhood should serve as a medium for this. The scope of expression must be broad, encompassing the Seine, buildings and public spaces, revealing itself through every possible vector (lighting, sound, plastic arts, theatre, etc.).

View from the Allée de Seine.
On the left, the Halle Maxwell
© Dominique Perrault Architecture
Schedule of operation

Key dates

March 2019
Launch of sale of plots for the Olympic and Paralympic Village

October 2019
Submission of definitive tenders

End April 2019
Identification of applicants selected to submit a tender

November 2019
Signature of winning sale agreements

- **Q-2 2020**
  Submission of building permit applications

- **Q-4 2022**
  Completion of buildings and Village public spaces

- **Q-2 2023**
  Start-up of construction sites

- **Q-4 2023**
  Completion of buildings and Village public spaces

- **October 2019**
  Submission of definitive tenders

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During the Games
- Athletes’ housing
- Tertiary activity

After the Games
- Family homes
- Student homes

The athletes’ housing will be transformed into family housing, special housing and tertiary business surfaces.

© Dominique Perrault Architecture
Olympic and Paralympic Village

Programming

Olympic and Paralympic Village Urban Development Zone

It is about 278,000m² of new buildings floor area, excluding existing buildings.

Total floor area is split across various uses:

- 150,000m² for housing, i.e. approx. 1,900 family homes and 900 dedicated homes (for students, the elderly, hotel rooms, etc.)
- 119,000m² for activities, office space, businesses and services
- approx. 9,000m² for new public facilities
- approx. 7 hectares for green spaces.

Olympic and Paralympic Village Programming

WITHIN THE VILLAGE, THE RIVERSIDE ECO-DISTRICT

This programming comprised within the Olympic and Paralympic Village constitutes around 47,500m² of floor area:

- 10,700m² of offices
- 23,200m² of family homes (320 homes)
- 3,200m² of student homes
- 4,700m² for hotels
- 1,300m² for businesses
- 4,400m² for activities and services.

Map of the 4 major real estate sectors of the Olympic and Paralympic Village Urban Development Zone.

© Dominique Perrault Architecture
To build the Village, 4 major sectors have been identified, each of which is entrusted to a real estate operator.

- Universe: 108,990m² entrusted to the Vinci Group
- De-Saint-Denis: 47,500m², under consultation in the form of sale of land charges for the MIPIM 2019
- Saint-Ouen sur Seine 1: 48,250m², under consultation in the form of sale of land charges for the MIPIM 2019
- Saint-Ouen sur Seine 2: 52,420m², under consultation in the form of sale of land charges for the MIPIM 2019

After the Games, a last 30,000m² package will ultimately be allocated.

Applicants should present themselves in consortia that enable the undertakings and responsibilities of each of their members to be precisely identified.

Consortia are to appoint a representative and a project team tasked with operational implementation of the project.

A consortium’s representative may not submit more than one tender for a single site, either alone or as a member of one or more consortia.

Operator Consultations

Applications

CONSORTIA MUST IMPERATIVELY INCLUDE FROM PHASE ONE:

- one or more investors;
- one or more operators;
- two or three coordinating architects per consortium/marketing sector;
- a design office specialising in sustainability.

Applications

2019 schedule

Phase One

- Application
  - 12 March: Launch of consultation
  - 15 April: Submission of application dossiers
  - 30 April: Selection of applicants qualified for phase two

Phase Two

- Initial tender
  - 10 May: Meet-up with innovative businesses
  - Beginning of July to end-July: Working sessions with applicants in the form of workshops

Phase Three

- Negotiation
  - Mid-October: Submission of final, definitive, binding tender
  - End of November: Scheduled date for signature of binding sale agreements

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THE VILLAGE: FIRST AND FOREMOST AN URBAN NEIGHBOURHOOD

The countdown has begun for the creation of the neighbourhood that will host the Olympic and Paralympic Village in 2024. Some 2,400 homes and 119,000m² of activities space will come into being, forming a new piece of city in Seine-Saint-Denis.

A new paradigm has come into play. The Village has been conceived first and foremost as a metropolitan neighbourhood that will host the Olympic family rather than an Olympic and Paralympic Village that will subsequently be transformed into a neighbourhood. Nor will it be developed on grounds freed-up or acquired to this end, but to the contrary, in an inhabited and active area undergoing fundamental changes. Its design and implementation therefore entail working with what exists, and going beyond that by developing urban and landscaping continuities that best explore its geographical, cultural and historic advantages, suited for inclusion in the metropolis by 2025 and, more remotely, 2050.

Revaluing the connection with the Seine is the second major tenet of our approach. One of the ambitions of the Games is to consolidate links between the metropolis and the river. The Seine will also form a structural component of the Grand Paris area that is able to connect territories. Reorientation of the overall plan to encompass the river banks – so long ignored – will promote their rediscovery. The Village will also draw upon its architectural heritage, staked out by the monuments of industry that lie perpendicular to the river. Taking its cue from the site’s history, our design approach seeks to provide a robust and coherent urban response through the composition of simple, transparent volumes. Finally, the project provides an opportunity to innovate in a number of fields – programming, sustainability, reversibility – to encourage the development of local urban life tied to the grand scale of the metropolis.

Dominique Perrault, architect, urban planner

Urban project management team:

Dominique Perrault Architecture, Agence TER, Une Fabrique de la Ville, Ingérop, Urban Eco Scop, Citéc, Françoise Felacci et Jean-Paul Lamoureux.

PARTNERS