

# Gare des Mines - Fillettes





# Pursuing the ambitious goals of the Paris Nord-Est project

Since the early 2000s, north-east Paris has gradually been remodelled through the renewal of neighbourhoods and the transformation of the logistics and technical service areas along the rail lines.

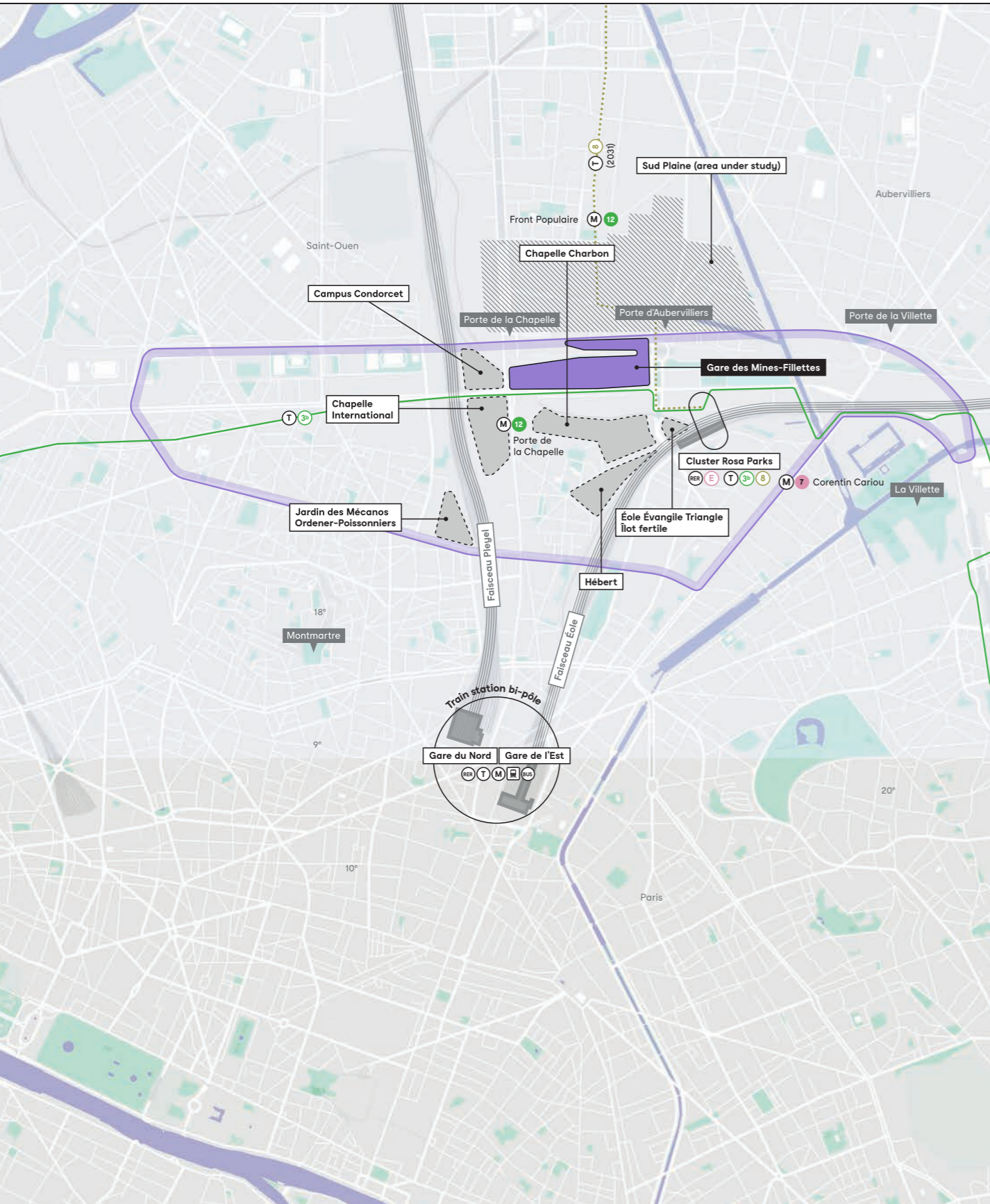
This renewal includes extensive greening of the urban space and, in 2024, will involve the gradual transformation of the Boulevard Périphérique ring road into a peaceful urban thoroughfare by replacing its interchanges (portes) with new squares that offer pedestrian and cycling access as well as green spaces.

ZAC Gare des Mines-Fillettes is representative of this process. The project covers 20 hectares on both sides of Boulevard Périphérique between Porte d'Aubervilliers and Porte de la Chapelle. In the north, it spans the former rail yards (Gare des Mines), and in the south, Cité Charles Hermite, as well as several sports facilities.

This development project coherently addresses multiple challenges: climate change adaptation, scalability of existing buildings, economic and social development, improvement of access to and renewal of old buildings, social diversity, north-south intercommunity connections, improvement of synergies between urban functions and facilities on Boulevard Ney and reinvention of the Porte de la Chapelle and Porte d'Aubervilliers interchanges. Launched in 2019, it is scheduled for completion by 2030.



# Urban context



Paris Nord-Est expanded

Other ongoing projects

## Development works

### MacDonald and Rosa Parks

Conversion / extension of the former MacDonald logistics warehouse into a neighbourhood of housing units, offices, facilities and shops, and creation of the Rosa Parks intermodal transport hub, with the RER suburban train line E, Tramway line T3b, and the extension of Tramway line T8 (design phase).

### ZAC Canal-Porte d'Aubervilliers

Development of the banks of the Saint-Denis canal and gardens into a neighbourhood of housing units, offices, facilities and shops, including the Millénaire shopping centre.

### École Évangile Triangle - Îlot Fertile

Mixed-use housing and commercial development programme built on a 1.3-ha former business park.

### Chapelle International (2018 → 2023)

Transformation of a railway site into a 150,000-sqm neighbourhood featuring housing, offices and facilities, including logistics activities, an urban farm and a data centre.

### Gare des Mines-Fillettes (2019 → 2030)

Arena sports hall (2024 Olympic Games), mixed-use neighbourhood featuring 146,000 sqm of housing, facilities, businesses and redevelopment of Cité Charles Hermite.

### Porte de la Chapelle (2022 → 2025)

Redevelopment of the street and Porte de la Chapelle to create a new promenade, a square and greater pedestrian and cyclist continuity towards St-Denis.

### Hébert (2019 → 2032)

Transformation of a vast railway site into a 103,000-sqm mixed-use neighbourhood.

### Jardin des mécanos (2019 → 2029)

Transformation of an abandoned rail yard into a neighbourhood featuring approximately 72,000 sqm of housing, offices and facilities, including 4,000 sqm of renovated property and over 2.1 ha of landscaped spaces including a garden of approximately 1.5 ha.

### Sud Plaine (planned)

Plaine Commune will soon further the development of Entrepôts et Magasins Généraux Paris, the former public warehouses of Paris. Pre-operational studies are underway.

## Travel links

In addition to the metro stations at Porte de la Chapelle and Porte d'Aubervilliers, ZAC Gare des Mines-Fillettes is served by tramway line T3b (aka "Tramway des Maréchaux") and RER line E (Rosa Parks).

By 2032, tramway line T8 will be extended from Saint-Denis-Porte de Paris to Rosa Parks via Porte d'Aubervilliers.



# North-east Paris in transition

## A revitalised relationship between Porte de La Chapelle and Porte d'Aubervilliers.

On the outskirts of Porte de la Chapelle, the ZAC Gare des Mines area is undergoing complete transformation.

### Chapelle International

This project is nearing completion. The developer Espaces Ferroviaires Aménagement has reused the land of the former Gare de la Chapelle railway station, on the Pleyel railway line, to create a new seven-hectare neighbourhood.

### Le campus Condorcet de Paris-Aubervilliers

This university campus will be created the site of the former Dubois railway station. It will provide bachelor's and professional master's programmes as part of Université Paris 1 Panthéon-Sorbonne. A student body of more than 4,000 is expected when it opens in autumn 2025. Combined with the Aubervilliers campus, which opened in 2019, it will form one of the top international university centres of learning and research in the humanities and social sciences.

### Chapelle Charbon

With its large park bordered by new residential buildings, Chapelle Charbon completes the Évangile neighbourhood. The park will soon be accessible from Boulevard Ney via Rue du Pré, within walking

distance of Rue de la Chapelle. On the Porte d'Aubervilliers side, the changes are more staggered but no less extensive.

### Le 19M

This building was inaugurated in 2022 by its owner Chanel. Its 25,500 sqm are home to 11 of the fashion house's Maisons d'Art and an embroidery school, which host more than 600 artisans, staff and apprentices. Its purpose is to help strengthen a unique Parisian and French heritage, inspired by Haute Couture, and to promote these outstanding professions.

### The Sud Plaine project

In Saint-Denis and Aubervilliers, the project will extend the development of the site of Entrepôts et Magasins Généraux Paris (EMGP), the former public warehouses of Paris. The elected representatives of Plaine Commune intend to make the development of this sector consistent with that of Paris by focusing on permeability, mixed-use development and environmental quality, with a significant extension of the green and blue corridors. Launch of the development projects bordering Paris (Gare des Mines) is planned by the end of the decade.

### Tramway line T8

Tramway line T8 will provide service to the Sud Plaine area and Porte d'Aubervilliers starting in 2031.



## From grey belt to green belt and from ring road interchanges to public squares

Workshops concerning the Boulevard Périphérique ring road, led by Apur\*, brought together stakeholders in the future of the boulevard. In 2022, they published a white paper that outlines the creation of:

- Greater connections through public transport and pedestrian and cycling access.
- More nature by greening the public and private spaces as much as possible in a 500-metre strip on both sides of the infrastructure, like a green corridor.
- More local shops and services, by moving from easements to services, on the scale of the 15-minute city.

This major Green Belt project will be conducted gradually, with two initial stages. From 2024, the legacy of the Olympic Way\*\*, the transformation of five interchanges into public squares and the enhancement of plant cover on the slopes, road medians and side roads.

### Porte de la Chapelle is one of the first to benefit

The initial development work will improve pedestrian and cycling continuity before making more extensive changes to the interchange and local access roads. By 2030, these first changes will have been furthered, notably with the completion of urban road interchanges, the roll-out of three-way dual carriageways and, in some places, the creation of crossroads with traffic lights to facilitate cycling and walking between neighbourhoods. This kind of development could be envisaged at Gare des Mines, the ring road being at the same level as this section.

### Porte de la Chapelle after 2024

- 2 two-way cycle tracks
- 2 pedestrian esplanades (Arena / Campus Condorcet)
- Bus line 38 extended with the terminal at the north of Porte de la Chapelle
- Works of structural art cleaned and showcased through lighting
- + 179 trees
- + 385 sqm of plant cover (slopes, gardens)
- + 361 sqm of pavement with grass

\* Paris Urbanism Agency (Apur)

\*\* The Boulevard Périphérique ring road is one of the thoroughfares that has been redeveloped to facilitate access to the competitions. One of its lanes, equipped to allow dynamic flow management, can later be reserved for carpooling, buses and taxis.



# The project

Family housing (businesses and shops on the ground floor)

Businesses  
Aparthotel

Tramway line T8 (2031)  
Lots, consultation underway



# Reinvesting in the urban space

## Paris Nord-Est greening (Apur)

Development sector, including new green spaces  
New plant cover

Slope of Boulevard Périphérique  
Parks, squares and gardens

Green spaces in the centres of housing blocks  
Spaces to be greened under study

## Re-creating connections

Like part of a jigsaw puzzle, ZAC Gare des Mines-Fillettes fits into a process of global urban transformation by creating strong connections with its immediate environment.

To the East, Arena communicates with Campus Condorcet; its esplanade opens onto the former interchange, now a more welcoming square, of Porte de la Chapelle.

To the West and North, a new hub is part of the changing urban space of Porte d'Aubervilliers (Place Skanderbeg), preceding the development of the Sud Plaine sector.

In the centre, the main artery (north-south) of Rue des Fillettes and greening on the banks of Boulevard Périphérique foreshadow its transformation.

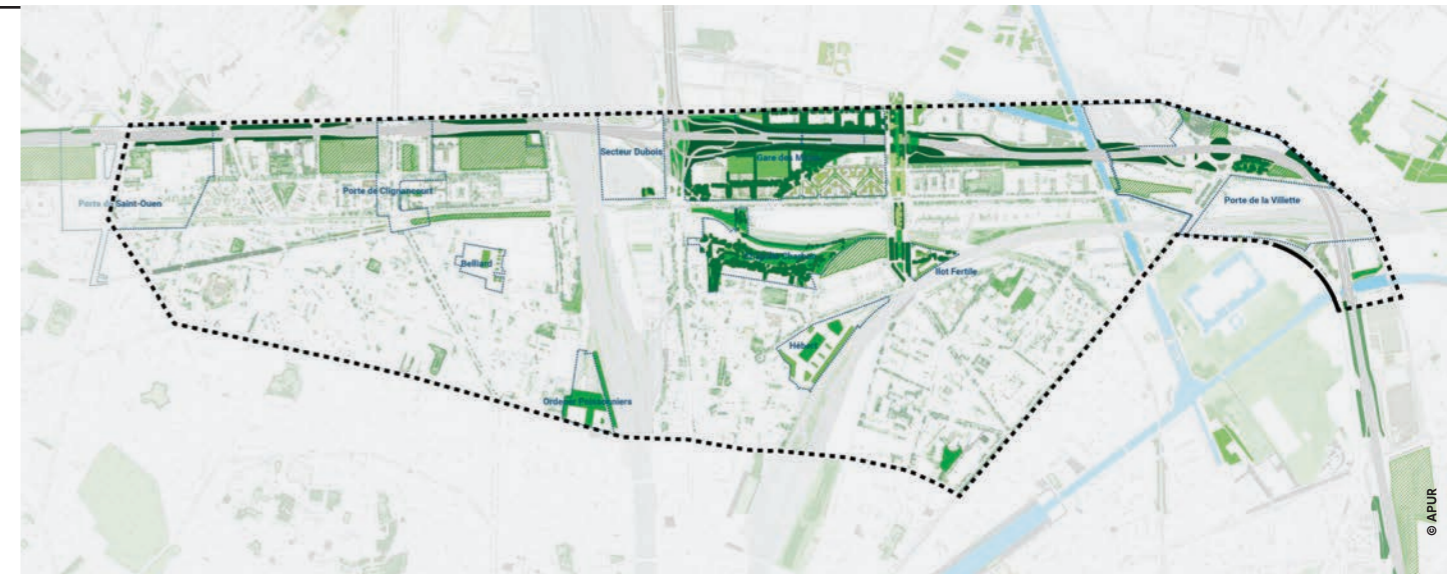
To the south, the renovated and open Cité Charles Hermite and the new blocks that lead off it bring community life and transparency to Boulevard Ney.

## For better living

This development project will create housing, rebuild sports facilities in and around the new Arena building, create a range of income-generating and commercial premises and accompany the renovation of Cité Charles Hermite. New buildings offer around 880 additional homes, including:

- 39% under the long-term-lease scheme for low-income households
- 39% specialised social housing (students, etc.)
- 22% freely accessible housing

↓ Aerial view of the ZAC in 2022  
Because of the construction of Arena, two football pitches were temporarily moved to the north of Boulevard Périphérique while work to design their replacements as part of the ZAC plan is carried out.



## Plants: symbolic of the neighbourhood

The Green Belt, a wooded corridor and the integration of parks and gardens into a vast network of green spaces are part of longstanding greening process in north-east Paris, to which the Gare des Mines-Fillettes development makes an important contribution. The project management team, led by landscape designer Michel Desvigne, believes that the local landscape is the main driver

of the site's transformation. It is the backbone and focal point of the neighbourhood. It embodies the urban renewal process, unites a range of elements and overcomes infrastructure barriers. The green spaces contribute to the area's resilience while incorporating them into the existing landscape continuity of north-east Paris.



# To the south

## Generosity and diversity of public spaces

Different types of public spaces, whether accessible or not, shape the development project:

**The north and south wooded corridors** consolidate existing green spaces or bring new natural and ecological continuity to the edges of Boulevard Périphérique and contribute to its extensive greening.

**Urban squares**, namely the “central” square and the Alice Milliat esplanade (Arena), provide services and links while accommodating various uses (relaxation, entertainment, games, etc.).

**Rue Charles Hermite**, is pedestrianised around the new greened central square, which becomes a main artery for low-impact mobility.

**Le square Charles Hermite**, which has substantial landscape potential, must be reimagined for better integration into the fabric of future public spaces. It is included in plans for a possible Boulevard Périphérique crossing.

**The landscaped promenade and alleyways** lie along densely vegetated paths and contribute to the landscaped areas in front of the buildings they lead to.

## Renovation of Cité Charles Hermite

Cité Charles Hermite, built in the 1930s, has nearly 1,300 family homes in 27 six-storey buildings. It also has 25 commercial premises, a day-care centre and the La Pomme day hospital, which will be relocated elsewhere for the needs of the project. In addition to uncomfortable housing units, its insularity contributes to its isolation and the weakness of its commercial offering.

As part of the NPNRU,\* Paris Habitat will rehabilitate the property between 2024 and 2030. The Cité will also benefit from the urban renewal provided by the development operations, which in turn will benefit from the strengths of this existing neighbourhood. The challenges are many: comfort and energy efficiency, urban linkages, attractiveness, functional and social diversity and revitalisation of ground-floor premises, among others. The day-care centre and La Pomme day hospital will be moved to make room for a new link between the school and Boulevard Ney. This new corridor and the creation of a health centre are under study.

\* French national urban renewal programme



## New residential and service blocks

Between the Arena esplanade and the future central square, the new blocks, mostly residential, are located perpendicularly to Boulevard Ney, separated by wide alleyways and vast private and landscaped block centres. This arrangement promotes the comfort of the housing units and opens views at pedestrian height between the built-up blocks. The lower floors of the blocks will offer two facades for future use:

- Those opening onto boulevard Ney, including the refurbished ground floors of existing buildings, will host local commercial activities oriented towards the social and solidarity economy.
- Those opening onto the promenade will host activities that contribute to the life of the neighbourhood (associations, co-working etc.), as well as sports facilities (dojo, locker rooms for outdoor pitches).

The S4 and S5 social housing and BRS lots, will be the subject of project management consultations in 2023 and 2024. The winning teams will be appointed in 2025, in February (S4) and in the summer (S5).

Lot S4, which is being developed jointly by Paris Habitat and P&Ma includes a student

residence a student residence, a home for the disabled and a new and a new sports facility.

Lot S5 is being developed by Elogie Siemp, which will provide student accommodation, a home for young workers' hostel (on behalf of ICF la Sablière) and family housing for Foncière de la Ville de Paris.

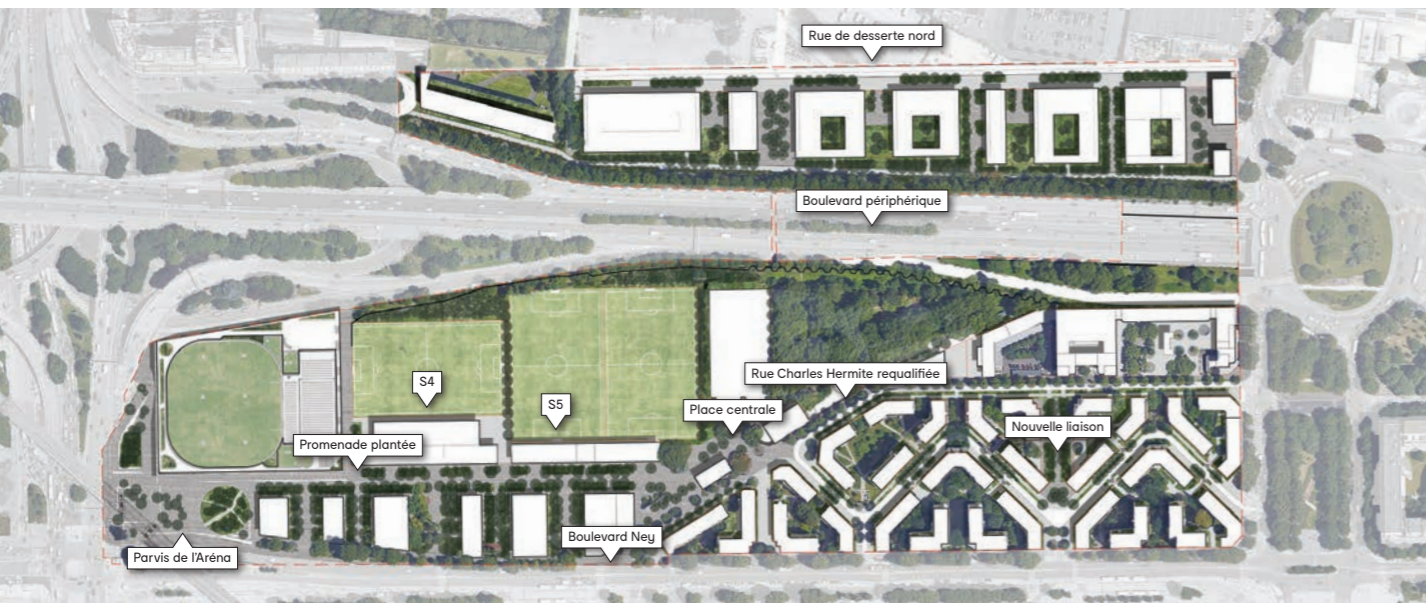
## Arena: sports take centre stage

The project site already has major sports facilities, which will either be retained (Espace Parisien de Glisse, for skating and boardsports) or rebuilt after the work (three sports pitches). The neighbourhood will thus maintain its strong sporting focus.

Built by the City of Paris to host some of the events during the Paris 2024 Olympic Games, Arena will contribute to this focus in an important way

by hosting national or international sports competitions, Paris Basketball home games, as well as concerts, shows and congresses.

It will also be open to the neighbourhood, with two sports halls to meet local needs and a range of leisure facilities and shops (2,600 sqm).



Les espaces publics à l'horizon 2030

# To the north

## Origin of the name “Gare des Mines-Fillettes”

To the north, the project occupies part of the former land of the Gare des Mines rail yards, from which the ZAC (urban development zone) gets its name. The term “Fillettes” refers to the corridor that once connected Aubervilliers and Paris at this location; streets still bear this name in both cities. An “urban strip” will be developed between an enhanced wooded corridor, which protects it from Boulevard Périphérique, and the northern boundary of Paris, where the link with the future mixed-use neighbourhood of Sud Plaine will be made. The Valentin Abeille housing complex will be included in the neighbourhood.

## A new hub at Porte d’Aubervilliers

The new buildings are bordered on both sides by the extended Rue Marteau and cycle tracks accessible from the entrance of the site at Place Skanderbeg, Porte d’Aubervilliers.

This entrance is marked by the pavilions of the former railway station, which will be preserved and beautified with a small square. They have been in temporary use since 2016, with the support of SNCF and then Paris & Métropole Aménagement, by the MU collective, which runs “La Station Gare des Mines”, a convivial and festive experimental venue dedicated to the emerging art scene. The permanent extension of its existence on the site is under study.

This development therefore contributes to the transformation of Porte d’Aubervilliers before the arrival of tramway line T8 and the changes to the adjacent area to the north.

## A predominantly economic focus

Given its closeness to Boulevard Périphérique, this sector is mainly dedicated to business activities. One exception is student housing (lot N4), which will naturally only be in use for short periods and will be directly linked to Porte d’Aubervilliers. Through this real estate offering, this operation contributes to furthering the openness of the area and



strengthening metropolitan links by developing a mixed programme of economic activities. The aim is to help strengthen business activities in the east of Paris through innovation and manufacturing, in accordance with the principles of the social and solidarity economy, and by re-examining the dynamics of the business park to develop an offering based on the specificities of the area and addressing local employment challenges. The integration of the ecological transition will be central to the development of this new sector.

This project is part of the local dynamics of the Arc de l’Innovation (innovation arc). It partly echoes that of the neighbouring 19M and the policy of support for quality artisan activities by the “Made in Paris” accreditation, awarded by the City of Paris.

Particular attention will be paid to animating the business activity bases on Rue Marteau, with shops and restaurants and the opening and promotion of income-generating activities.

## Completion of the first lots

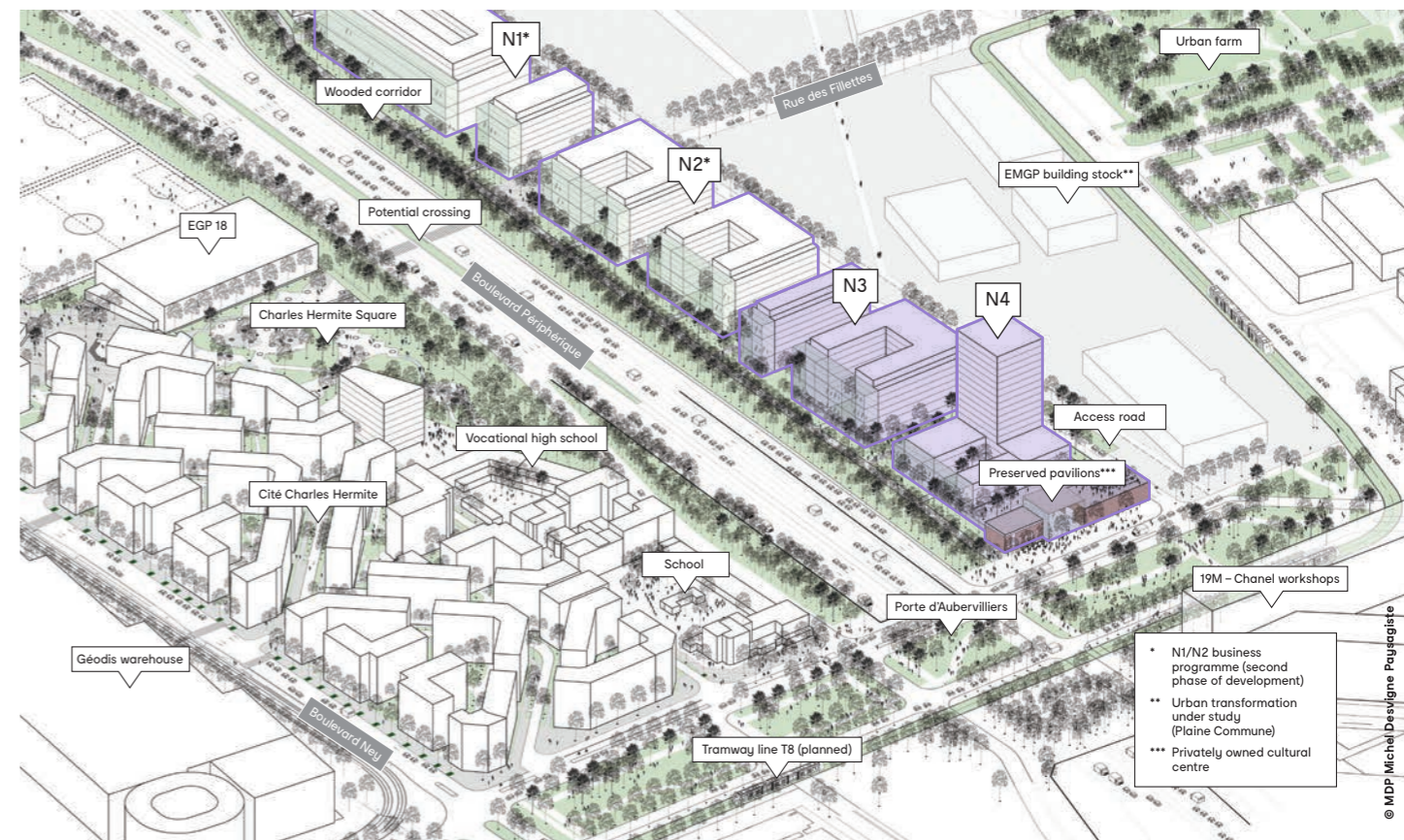
- **Lot N4**, on the edge of Place Skanderbeg, includes student accommodation (social housing) in a 50-m tall building, approximately 3,300 sqm of business premises and historic pavilions which will continue to host La Station, a music venue managed by the MU collective that opened on the site in 2016 as part of a temporary occupation agreement. In October 2024, the purchaser of this lot, RIVP, appointed the RAUM (lead) / PARAGES project management team to design the 11,154 sqm programme.
- **Lot N3**, neighbouring N4, will have 15,000 sqm of business activities (commercial and income-generating). In autumn 2023, Paris & Métropole Aménagement launched a consultation for teams of housing operators, investors, developers and project managers. The benefits of the projects proposed by the teams with regard to the stated challenges, the relevance of the responses concerning reversible building design and, finally, the integration of the City of Paris’ bioclimatic objectives were central to this consultation.

← **Boulevard Périphérique in 2050**  
Rue des Fillettes becomes an urban crossroads, removing the physical and mental boundary created by the ring road. Draft by the Holo collective as part of the international consultation on the future of motorways, Boulevard Périphérique and the expressways and main arteries of Grand Paris by the Forum Métropolitain du Grand Paris, 2018–2019

## The first stage of profound transformation

The northern sector is expected to evolve in the medium to long term with respect to the planned transformation of its immediate surroundings. The end of the coming decade is a possible target for the transformation of Boulevard Périphérique into a peaceful city street. In this new urban context, a crossing at the boulevard will connect Rue des Fillettes to the north with Charles Hermite Square to the south. In addition, following the decrease in road nuisances, a project to convert commercial premises into housing units on the upper floors could be envisaged.

Reversible building design is therefore at the heart of the architectural and urban design process, in order to maximise the lifespan of buildings. In particular, as a first step, the south facades will be designed as bioclimatic buffer spaces offering enough space to accommodate commercial activities such as micro-meetings, break spaces and kitchens. These areas can later be allocated to more residential uses during the conversion into housing units. Outdoor corridors and terraces may also be added to the buildings.



• N1/N2 business programme (second phase of development)  
 \*\* Urban transformation under study (Plaine Commune)  
 \*\*\* Privately owned cultural centre



# Bioclimatic challenges

## Permeable and greened surfaces

The deliberate focus on landscaping responds to bioclimatic challenges: heat reduction through the presence of trees, protecting biodiversity by extending the green corridor, soil permeability and rainwater management to help save water. Within the ZAC, 7 hectares of land are permeable and/or greened, amounting to 35% of the project's overall surface area.

The design of the Arena esplanade, which has to reconcile environmental challenges with the presence of 8,000 visitors at maximum capacity during certain events, is a textbook case. For example, landscaper Michel Desvigne's rain gardens are designed to take account of the underground constraints in this public space (networks, erosion of gypsum by water).

## Renewable energy: geothermics

P&Ma received support from project management assistants to design the carbon-climate road map for the development. This framework document, which considers the specificities of the local urban context, determined the requirements that must be respected by the various projects.

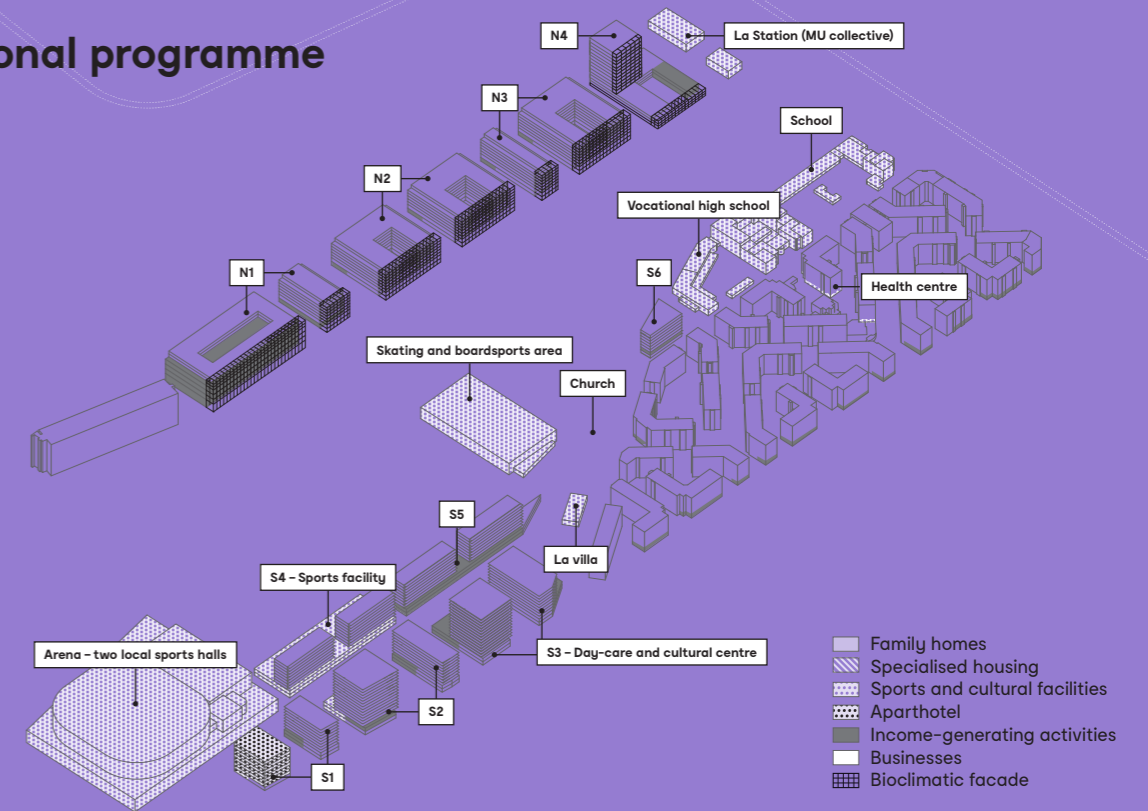
A low-carbon cold-production geothermics system in the Arena building complements the City of Paris' cooling network. This also releases "waste" heat, which could be captured and used to heat building via a hot water loop. Another possibility under consideration consists in connecting the buildings in the ZAC to the cooling network without abandoning passive bioclimatic design.

## Special attention to health issues

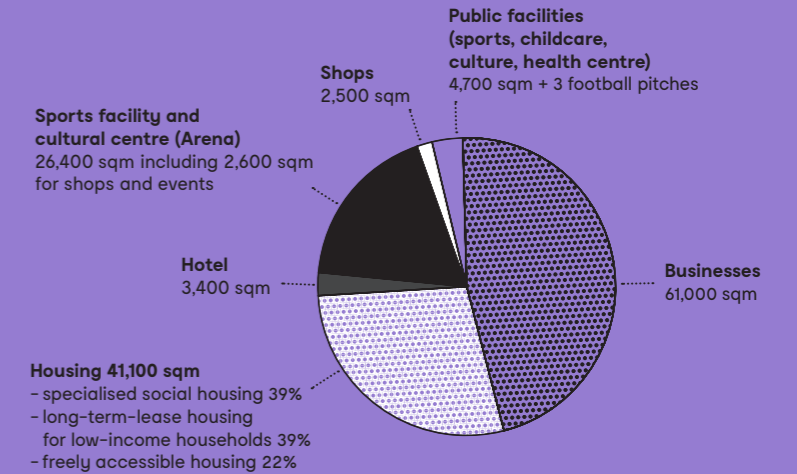
Besides heat mitigation, other health issues have guided the design of the project: comfort in new and renovated housing units, protection from road nuisances, the creation of sports facilities and the importance of building-free spaces (over 50% of the area). An environmental health-impact study is underway, which will serve as the basis for strategies to promote good health and well-being.

The creation of a 750 sqm municipal health centre is planned in the project.

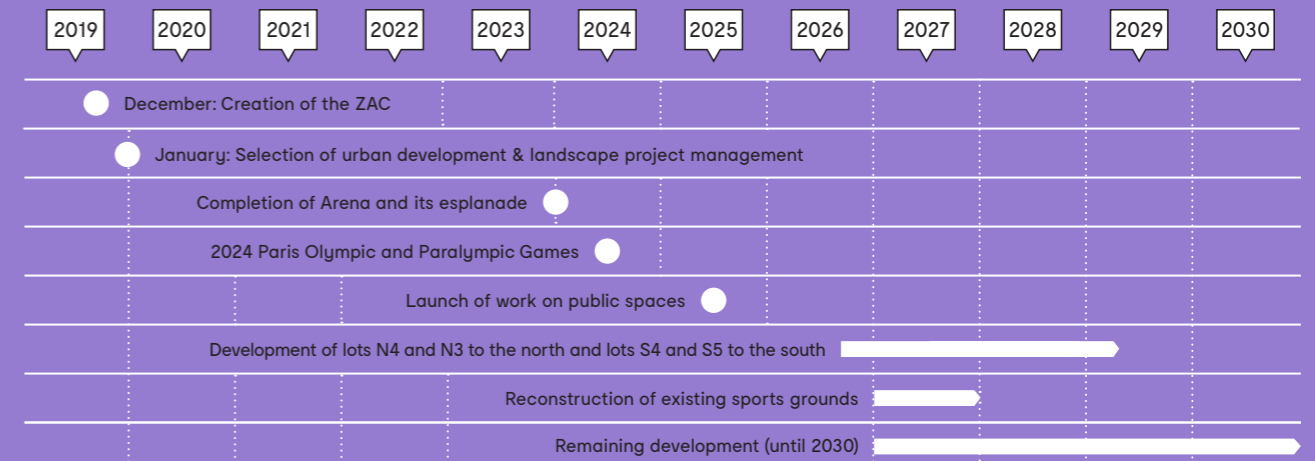
## Provisional programme



## ZAC construction project (floor area)



## Calendrier



# Les acteurs du projet

## The City of Paris

The City of Paris is coordinating the urban renewal of north-east Paris. During the creation of the design guide and its variations by sector, it was supported by the agency Leclercq Associés. The City of Paris also consults with Apur (Atelier Parisien d'Urbanisme – Paris Urbanism Agency), an association that documents, analyses and predicts urban and societal developments in central Paris, outlying regions and the area of Métropole du Grand Paris. It has awarded a contract for the overall design, construction and technical operation of Arena to the consortium led by Bouygues Bâtiment Île-de-France and the architectural agencies SCAU and NP2F. The equipment is operated by Paris Entertainment Company. It is also the contracting authority for the transformation of Porte de la Chapelle and the redevelopment of Rue de la Chapelle in concertation with the agency Richez Associés.

## Paris & Métropole Aménagement (P&Ma)

The local public company Paris & Métropole Aménagement (P&Ma), whose capital is held by the City of Paris and Métropole du Grand Paris, is the developer of ZAC Gare des Mines-Fillettes on behalf of the City of Paris. Its expertise is built around environmental excellence and the coordination of major projects, such as the Clichy-Batignolles project (17<sup>th</sup> arrondissement). Through the Saint-Vincent-de-Paul (14<sup>th</sup> arrondissement) and Chapelle Charbon (18<sup>th</sup> arrondissement) projects, P&Ma is renewing models and practices to reduce carbon footprints and promote user-centred design.

In addition to the four ZAC projects mentioned, P&Ma is also managing the development operations for Porte Pouchet (17<sup>th</sup> arrondissement). It also supports the Porte de la Villette (19<sup>th</sup> arrondissement) project and, for Métropole du Grand Paris, the Poudrerie Hochailles sector in Livry-Gargan

### Urban and landscape project management

Paris & Métropole Aménagement selected the urban and landscape project management team in January 2020. Led by Michel Desvigne, the team includes:

- Michel Desvigne, landscape designer (project manager)
- LIN/Particules (urban designers)
- Une Fabrique de la Ville (urban planning and projects)
- Ingerop (engineering consulting firm, roads and utilities, stormwater management, mobility,
- Urban Éco (ecology)
- 8'18" (lighting design)
- Jean-Paul Lamoureux (acoustics)

**Carbon-climate project management assistance:**  
TRIBU

## Paris Habitat

Present in 54 municipalities, Paris Habitat manages more than 125,800 housing units, including those in Cité Charles Hermite. It is the contracting authority for the rehabilitation of the latter as part of the French national urban renewal programme (NPNRU).

## Contact

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Conception éditoriale et rédaction : Jeanne Bazard  
et la direction de la communication de P&Ma  
Conception graphique : Designers Unit — Edition 2025