

Val Fourré écodistrict

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Urban renewal



Address 1 - street : 78361 MANTES-LA-JOLIE, France

Gross density : 37.04 logt/ha

Population : 22 000 hab

Starting year of the project : 2005

Delivery year of the project : 2016



135 ha



411 000 000 €

Certifications :



ID CARD

After 15 years of intense reinvestment and the realization of more than a hundred demolition operations, construction, public space layout, equipment creation, the Val Fourré enters a calm operating environment. At the end of the ANRU agreement, 6 out of 12 districts in the Val Fourré were rehabilitated, ie 81 hectares out of 135 and 2,800 social housing units out of 5,000, have been rehabilitated.

Programme

- Housing

- Public facilities and infrastructure
- Public spaces
- Green spaces

Project progress

- Operational phase

Key points

- Governance
- Quality of life
- Economic development

Approaches used

- Ecodistrict national label

Certifications

- Ecodistrict national label

Data reliability

3rd part certified

TERRITORY

Type of territory

In the late 1950s, with the demographic growth in the Paris region and the industrial development of the Seine Valley, housing requirements remained considerable. To respond, the State organizes urbanization through a new administrative procedure "Zones to Urbanize in Priority" (ZUP). In 1959, the ZUP decree of the Val Fourré was signed. The design is entrusted to Raymond Lopez. The first housing units, equipped with all modern comforts, came into being in 1963. The neighborhood that stands out, enjoys a remarkable environment on the banks of the Seine and has many facilities. However, the number of housing units initially limited to 5,780 units increased to 8,230. The Val Fourré became the largest ZUP in France. Social fragility begins in the 1980s with the transformation of the activity of the automobile industry in the Seine Valley which generates 32,000 job cuts. At the same time, the success of home ownership, and in particular the attractiveness of the detached house, prompted the middle classes to leave the Val Fourré. In the 1990s, the Val Fourré became an emblematic figure of the suburban crisis with a large rental vacancy (10% of the housing stock) and a concentration of precarious households that stigmatize the neighborhood.

Breaking with urban planning

With these 25 visible towers of all the agglomeration, the Val Fourré and the quarter of the Brouets in Mantes-la-Ville stigmatize the Mantois. They reflect an image of density, insecurity, poverty and urban disqualification. In 1995, public partners intervened to break with the development of the 1970s, with the feeling of insecurity and the slow depreciation of the neighborhoods. It is a question of replacing a supply of dequalified housing that no longer meets household demand and redesign the urban fabric by requalifying the public space. To achieve this, 2,348 housing units were demolished in 20 years. A major program of social support for on-site relocation has been launched. These demolitions leave room for reconstruction of the roads, equipment and housing that highlight the environmental qualities

Climate zone

[Cfb] Marine Mild Winter, warm summer, no dry season.

KEY FIGURES

Number of residential units

Number of residential units : 5 000

Number of social housing units

GOVERNANCE

Project holder

Name : City of Mantes-la-Jolie

Type : City

General description :

The State, the Ile-de-France Region, the Yvelines Department, the communes of Mantes-la-Jolie, Mantes-la-Ville, Buchelay and the agglomeration have pooled their contractual intervention tools for project. The idea is simple: to facilitate the procedures, to save time in the decisions and to converge the financial resources to accelerate the implementation of the actions. As such, all devices are associated: GPU, GPV, City Contract, CUCS, European Urban PIC Program, Urban Free Zone. The ANRU convention in 2005, followed by the creation of the Seine Aval National Interest Operation in 2007, reinforced this dynamic and project culture. Thanks to this partnership, the territory project has been implemented effectively, creating the conditions for the rapid start of operations. This work was facilitated by the creation of a State public institution, the Public Building Authority of the Mantois Seine Aval (EPAMSA), ensuring both the project management and the implementation of the main operation

Project stakeholders

EPAMSA

Function : Developer

EPAMSA was created by decree of the Conseil d'Etat in 1996 to ensure the operational coordination of the project "Mantes en Yvelines" and the implementation of the main operations in the field of urban planning, urban restructuring and economic development. In 2007, he expanded his field of intervention by managing and leading the SeineAval National Interest Operation. The board of directors is made up of representatives of the State and elected local and regional authorities. EPAMSA is responsible for project management and works within the framework of mandates entrusted to it by Mantes-la-Jolie and Mantes-la-Ville to carry out complex engineering work. With the launching of the local strategic plan approved in 2014, EPAMSA accompanies the definition of new prospects for the transformation of the social housing districts of Mantois: to develop the public transport offer, to increase the available land and to encourage private investment .

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SOLUTIONS

Company :

QUALITY OF LIFE

Quality of life / density

The Mantois territory project aims to strengthen its role as a regional hub of the first rank and sets three major objectives: Strengthening the urban pole, Boost economic development Recompose the supply of habitat and territory

The neighborhoods of social housing in Mantois must participate in the same impetus for the development of the agglomeration while benefiting from a specific policy of reduction of urban and social inequalities. This is the direction of the public action carried out in these districts and the agreements signed with ANRU and ACSé. Their complementarity favors the social and local development of priority neighborhoods

Net density

37.04

Culture and heritage

Build attractive equipment

The installation of large attractive facilities for the whole of the population of Mantaïse aims to strengthen the link between the agglomeration and the neighborhoods of social housing. François Quesnay Hospital, formerly located in the city center of Mantes-la-Jolie, was the precursor of this policy in 1998. It is now transferred to the western entrance of the Val Fourré and is now completed by:

- The school of nurses opened in 2004,
- A long-stay center in 2005,
- A psychiatric unit in 2008

Since then, other equipment has been added to the range of services:

- The CPAM and the public finance center replaced two high-rise buildings demolished in 2001, at the corner of the Boulevard Sully and the avenue du Général de Gaulle, as a complement to an operation for housing as a homeowner ,
- A hotel with 80 rooms

Social diversity

Creating public spaces

Neighborhoods of social housing suffer from a lack of urban quality and dysfunctions. Lack of landmarks, impassable streets, anarchic parking, lack of public spaces for children's games, these main findings motivate a deep intervention. The renovation program aims to recreate the city, with all its components: streets, squares, car parks, playgrounds. In addition to urban reflection guided by an improvement in usage, an important design work has been undertaken in order to integrate qualitative elements in the choice of urban materials and furniture. Thus, in the inventors' district, the development of the public space made it possible to create a real square in front of the mosque, the major cult equipment of the Val Fourré.

Social inclusion and safety

Strengthening the link with the agglomeration

The opening up of the city was one of the priorities for intervention because of a severe urbanization of these districts with the rest of the city. We pass without any transition from a suburban urbanism to large parcels weakly hierarchized. The islets themselves also suffer from a strong enclavement. The street system is not hierarchical, the streets are treated identically. Access to buildings ends in a dead end and the benchmarks between private and public spaces are difficult or sometimes non-existent. This is why a guide-plan was formalized in 2001 to serve as a framework for the long-term evolution of neighborhoods

Opening neighborhoods on their environment

At Val Fourré, three major interventions have already made it possible to improve its connection with the rest of the territory: The creation of the roundabout of Marshal de Lattre de Tassigny at the eastern entrance of the Val Fourré, The development of the rue des Garennes for a better connection with the district of Gassicourt, The development of the boulevard Sully and the banks of the Seine.

At the Domaine de la Vallée in Mantes-la-Ville, the district was very isolated. Remote from the center, its original design rejects the flow and confines the neighborhood. The central pedestrian street quickly became a brake on the activity of businesses that struggle to keep up. The demolition of 29 housing units opened the Georges Brassens street to vehicular traffic, favoring its image change and the reopening of shops and services

ECONOMIC DEVELOPMENT

Local development

Valuing the economic and social potential

In a local economic context, which remains difficult with an employment rate of 0.67 and an average unemployment rate of 25% in the social housing districts, the valuation of the economic potential of the territory is a priority. It determines both the access to employment for the inhabitants and the creation of wealth for the territory. Promoting job creation Declare urban free zone in 2007, the Val Fourré benefited from the exemption schemes for companies hiring employees from neighborhoods. The Sully business park, which was set up in 2000 by EPAMSA, has accommodated 27 establishments and currently groups 622 employees on 8.5 hectares. In total, the ZFU now represents more than 3,000 jobs, including 1,377 private jobs. Strengthen the commercial appeal of the Val Fourré The intervention of EPAMSA also focused on strengthening the commercial center of Val Fourré. Following the departure of major retailers in the 1990s, the Mantes 2 shopping center went bankrupt. Thanks to public intervention by the city and EPAMSA, brownfields have been bought out and restructured to allow the opening of public services such as the town hall, the police station, the local mission, a sports hall ... The newly renovated central slab is now the most important and most attractive commercial space in the Val Fourré with around a hundred shops and the fair market now held there three times a year

Functional diversity

Building community facilities In order to reinforce the functional mix, to encourage the integration of populations and the animation of neighborhoods, many local amenities have been built or rehabilitated. 8 schools were restructured, 9 playgrounds were created and public facilities were secured, improving the reception of children.

Local urban Management : a reactive and effective policy serving neighborhoods

Local Urban Management aims to organize a differentiated management of the sectors according to needs in terms of cleanliness, tranquility in collaboration with the services of cities, agglomeration and social landlords while associating the inhabitants. The objectives and the missions of the stakeholders are specified in an agreement signed in 2006. The teams of the municipalities of Mantes-la-Jolie and Mantes-la-Ville have enabled the implementation of a genuine reactive and effective policy with the " Partners, especially donors. For example, the GUP allows residents to take over buried landmarks within the framework of residentialisation.

TRANSPORT

Mobility strategy

Control of travel and optimization of infrastructures are in line with the strategy of economic development carried out on the scale of the agglomeration: the arrival of the RER Eole in 2020, a new public transport offer with the creation of a line of Bus with high level of service (the TZen).

RESOURCES

Water management

- Boiler room
- biomass Ecological basin

BIODIVERSITY

Biodiversity and natural areas

The Green Belt of Mantois

The various social housing districts of the Mantois and their inhabitants benefit from an exceptional natural environment: the Val Fourré runs along the rowing pond and the banks of the Seine and the Domaine de la Vallée open on the valley of the Vaucouleurs. The green belt works, carried out at the scale of the agglomeration since 2002, have enhanced the natural sites and the banks of the Seine. The green belt now links the Val Fourré to the Domaine de la Vallée, passing through the historic center of Mantes-la-Jolie and the central park of Mantes-la-Ville, which unites the districts and the inhabitants.

BUILDINGS

Buildings

Rehabilitating housing

Built between 1960 and 1970, the social park was the subject of initial interventions in the 80s and 90s. However, it required a major modernization to improve the quality of life of the inhabitants. This is why the massive rehabilitation of 2,800 homes was carried out by the social landlords. Thanks to the renovation of the apartments and common areas, the equipment was rehabilitated and the façades were rehabilitated to improve the thermal comfort considerably, thus benefiting from an A or B energy label. Rehabilitation was accompanied by exterior improvements that enhance the residential character, clarify the status of private spaces and beautify the living environment.

Contest

Building candidate in the category

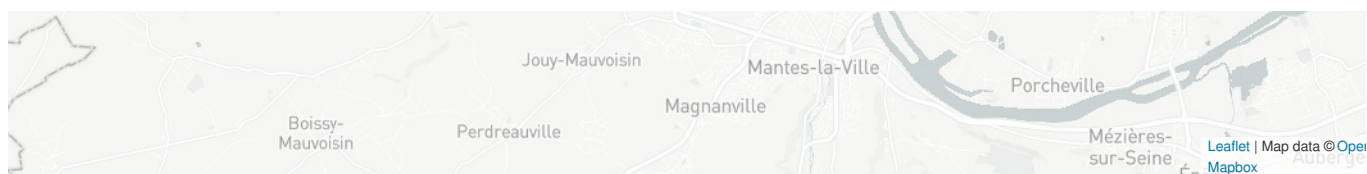


Grand Prix Ville Durable



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