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REDEVELOPMENT OF "LES HALLES" DISTRICT IN PARIS

AN AMBITIOUS PROJECT WITH THE SITE KEPT IN OPERATION

ARTELIA
Passion & Solutions

Inaugurated in April 2016 following 5 years of works, the Canopy sits proudly on top of the second largest shopping centre in France, a range of cultural facilities and the busiest underground station in Europe.

Located right at the heart of Paris, this was one of the construction projects of the decade and a challenge from the technical, spatial and timing standpoints. To renovate and modernise this 6 ha aging site, Paris City Council commissioned Artelia with general coordination services and oversight of overall project technical coherence. The site and the public transport hub remained in operation throughout the works, representing a major innovation in construction site management.

KEY DATA

- Redevelopment of public spaces above ground: gardens, pedestrian square, etc.
- Redevelopment of underground public spaces: pedestrian malls in the "Forum", staircases and lifts, etc.
- Construction of the Canopy: mixed programming of public facilities and shops
- Redevelopment and upgrading of underground roadways
- Redevelopment and extension of the Châtelet - Les Halles public transport hub

INNOVATIONS

▶ **A huge and complex project requiring excellent coordination:** about ten interconnected public space redevelopment operations carried out above ground and underground required the use of new architectural, construction and building site management methods.

▶ **Long-term works at a site kept in operation, without reducing its appeal:** in spite of the scope of the works, the "Forum" and the public transport hub remained in operation throughout the 5 years of works. This allowed 800,000 daily users to continue visiting the shopping centre, which lost none of its appeal.

▶ **Sustainable management of the works:** they were completed in compliance with the "low environmental impact and limited nuisance" works charter.

▶ **Model of the Canopy waterfall:** a scale model of the 10-metre high waterfall that flows from the roof of the Canopy was studied in Artelia's hydraulics laboratory to make sure it would operate as planned.

STAKEHOLDERS

▶ When Paris City Council decided to launch a complete overhaul of "Les Halles" district in central Paris in 2002, a host of players became involved in the huge project.

▶ The Greater Paris regional council participated in the redevelopment of the district. The STIF and RATP (regional public transport operators) were in charge of renovating the enormous "Châtelet – Les Halles" station. Lastly, the SCFHP (authority in charge of managing the shopping centre) managed the transformation of the "Forum". The works were broken down into several sub-projects managed by several project developers.

▶ Local inhabitants and business owners were able to contribute to the works through the "works steering committee", which met once a month to draw up the works charter.

▶ Artelia was the lead firm for project management services concerning urban spatial coor-

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dination aspects, coherence of the overall urban planning project, and technical interfaces between projects. It was in charge of coordinating general scheduling and spatial aspects during all phases of the various projects, managing operation of the building site facilities, and overseeing overall coherence of safety measures applicable to public buildings.

IMPLEMENTATION

▶ Artelia was involved in the "Les Halles" project right from the start, providing project management services with a particular focus on sustainable development. It then assisted Paris City Council with the competitive tender process for the redevelopment of Les Halles district before being appointed to oversee the works.

▶ The complete overhaul started at the end of 2010: the building site facilities were installed and the Willerval pavilions were dismantled. Next, pollution remediation and asbestos removal operations were required on several installations prior to launching the works to build the new structures.

A working method combined with a digital tool to make the huge building site as inconspicuous as possible

GELITRA (a French acronym for management of deliveries and traffic) addresses a simple need: avoiding the need for any building site machinery to park or impede traffic on roads close to building site entrances at any time of day.

This application provides dynamic management of traffic in and around building sites. The regulation process is structured and optimised by a digital tool and a method developed by Artelia specifically for Les Halles project.

With this service, Artelia solved the usual headache represented by traffic on building sites located in dense urban environments.

GELITRA

RESULTS

/// **Maintaining the appeal of the site by keeping it in operation during the works:** our building site management approach was based on our obsession of guaranteeing safety and keeping the businesses and public transport hub in operation throughout the huge construction works. As a result, the "Forum" retained its appeal as the second biggest shopping centre in France while the station remained the busiest in Europe. The economic prospects of the "Forum" have been boosted by the arrival of 35 new shops and 2 restaurants.

/// **A site that is more accessible and better integrated into the district:** redeveloping the site made it possible to optimise this multimodal transport hub at the heart of Paris and make it safer and more modern. Today, it accommodates more than 800,000 people per day.

/// **A new living environment:** the new cultural facilities offered on site improve the quality of life and the well-being of users. The wide range of services on offer gives the site an original identity.

/// **Responsible use of rainwater:** a system recovers rainwater from the Canopy, which flows through the waterfall.

FINANCIAL ASPECTS OF THE OPERATION

/// The total cost of the "Les Halles" project amounts to about 918 million euros before tax; this amount may be higher than the initial estimate, but the increase was limited. All the partners involved in the programme contributed to its funding.

/// The economic spin-offs generated by the redevelopment project are going to be huge. Indeed, the number of visitors is expected to increase by several million per year, making the "Forum" the third largest shopping centre in Europe.

KEY FIGURES

- → €918m: total cost of the redevelopment works
- → 66,000 m² surface area
- → 800,000 passengers in the hub every day
- → 150,000 shoppers in the "Forum" every day
- → 35 new shops
  (150 shops predicted, compared with 115 currently)

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MAIRIE DE PARIS