

## Bassens Bordeaux Métropole (FR)

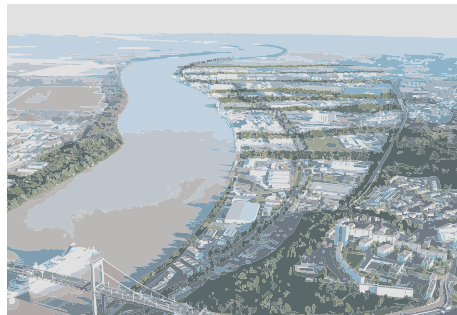
### RIVER (S)TRIPS

2050, the port of Bassens has become **THE model of an urban and sustainable port!** The frontier that existed between the industrial zone and the inhabited plateau in the 2020s has disappeared. **River (S)trips** with its wide landscaped strips supporting soft mobility and varied uses **has reconnected the city, the port and the river.** We like to **discover by bike the formidable industrial heritage:** frescoes on the silos, park in the depolluted oil tanks or belvederes and observation platforms.

And **biodiversity has returned!** Long absent from a port that was heavily mineralized, the landscaping has borne fruit! Whether in the «Fenêtre Verte» Park or in the Biomass Forest, one can discover ecological environments of great diversity.

Finally, these landscapes are **great production areas and the port now produces 100% of the energy it consumes!** A successful challenge thanks to the Bassens Vivant 2050 Charter!

### A/ WHAT IS THE «STRIPS STRATEGY» ?



It is a new strong and legible landscape structure, which starts from the inhabited plateau of Bassens and goes to the river by crossing the large industrial-port area. It weaves links, currently non-existent, between two fabrics that turn their backs on each other, between two radically different scales.

These wide strips are imagined as «non-constructed» spaces, strongly landscaped, allowing not only the port to continue to develop and to densify (outside these strips), while guaranteeing the space necessary to introduce new functions (ecological, economic,

energetic, social and cultural) making it sustainable and innovating.

It is not a question of limiting the expansion of the port, quite the contrary! Today, out of the 600 ha of the port, 30%, i.e. about 180 ha, are occupied by vegetation, mostly in a state of fallow land. The project proposes to keep this proportion of landscape but to structure it to give it a meaning and a real territorial value.

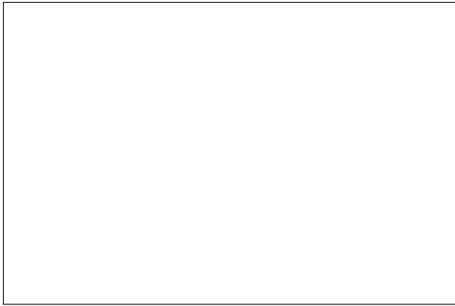
#### 1. The strips: connectors between the river, the port and the city

Between the city and the river, the large infrastructures (road and railways) and the port are an obstacle. The ambition of this new landscape structure is therefore to open up the port, to make it «liveable» and to reconnect it to its context. The large landscape strips will support multiple functions:

- **ecological** : maintenance and development of biodiversity, reinforcement of ecological continuity from the top of the hillsides to the alluvial plain, support of a virtuous water management, tool for flood risk prevention;
- **economic** : sustainable growth and rational densification of the port, development of a new innovative sector - the productive landscape;
- **social** : creation of a new soft mobility network on the one hand and new footbridges, building-bridges or improvement of existing bicycle routes to cross the LGV on the other hand \*;
- **energy** : support of landscapes dedicated to the production of renewable energy;
- and **human** : offering new services shared by companies and new leisure, sports or cultural activities.

*\*It should be noted that this east-west network is accompanied by the upgrading and pacification of the north-south network (main roads of the Quai Français, Place Edouard Herriot and Avenue des Guerlandes, creation of a promenade on the left bank and extension of the Bat3 network to the north).*





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**2. Productive Landscape - Identities of the Strips**

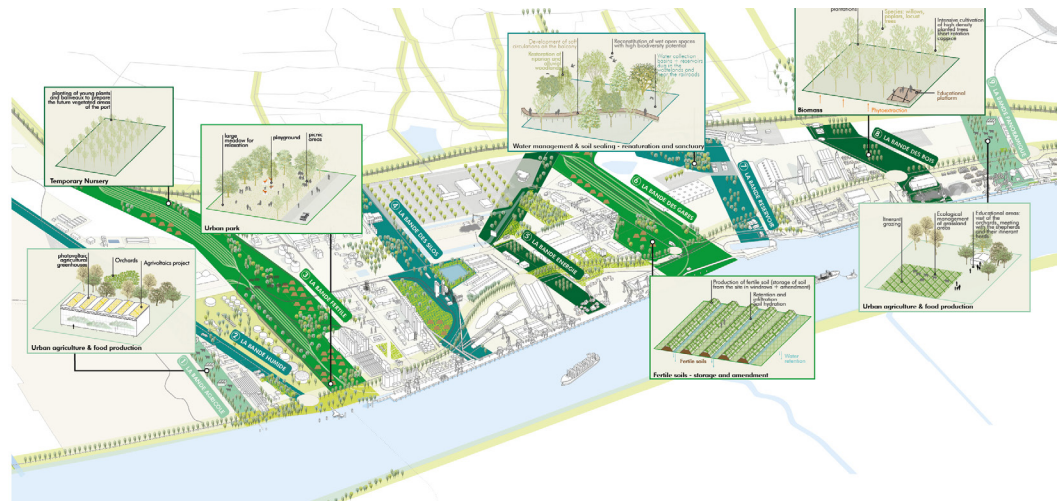
Within the strips, the creation of a sector around the productive landscape allows for the emergence of renaturation projects, soil permeabilization, biomass, depollution, soil fertilization or agriculture. Nine large strips have been created in the port. Each of them has, what we call, a dominant identity. Depending on their existing characteristics (geography, topography, types of industries, existing vegetation, state of soil pollution, for example), a productive landscape type is proposed.

For example, an agricultural dominated landscape is proposed at the interface between the port and the agricultural lands to the north; the presence of large wastelands along the railroad tracks allows for the installation of landscapes intended for the depollution and fertilization of soils in the «bande fertile» and the «bande des gares»; the presence of tidal basins in the «bande des silos» allows for the installation of landscapes intended for water management.



- █ Depollution & soil fertilization
- █ Biomass & Renaturation
- █ Agricultural areas
- █ Water management

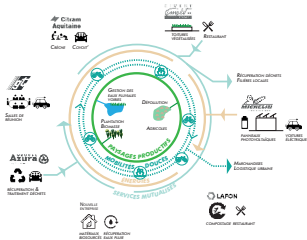
1. La bande agricole
2. La bande humide
3. La bande fertile
4. La bande des silos
5. La bande energie
6. La bande des gares
7. La bande reservoir
8. La bande des bois
9. La bande belvédère



**B/ A PARTNERSHIP GOVERNANCE**

Transforming an existing port into an «urban port» requires a framework that enables the economic territory to be enhanced, energy efficiency to be increased and the concept of industrial ecology to be developed by optimizing the management of resources and by placing the notion of use and mutualization at the center.

The Bassens 2050 Charter will enable the various economies present in the Port to be better structured and to promote the arrival of innovative companies. The companies that join the Charter will be able to benefit from the advantages linked to sustainable development, to set up in a setting that enhances their image and innovative services for their activities and their employees.



**C/ RIVER TRIPS - THE PORT EXPERIENCE**

Enhance the architectural and port heritage

The new walking routes, through the port but also on the left bank, encourage soft modes of transport while staging and showing off this unique urban-port landscape! The proposed developments are accompanied by an enhancement of the industrial heritage of Bassens: works of art on the silos, recovery of the structures of the hydrocarbon tanks, rehabilitation of the Halles Lafon, scenarization of the conveyor belts, belvederes and observation tower giving a view of the immensity of the port, among others.

The goal is to change the industrial image of the port perceived as a «no man’s land» in order to give meaning to the port activities, to make them visible, and to rebuild in the minds of the inhabitants «a proud awareness of the port».



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### Offering attractive programming

The creation of the new structure is accompanied by new programs, services and meeting places. These strips are «equipped»; they offer services to workers, local residents and tourists: educational spaces, observatories, kayak or bicycle rental, company crèche, kindergartens, guinguettes and restaurants, coworking spaces, concierge service, urban farm, shared gardens, EV terminals that animate the port and make it livable and alive.

These services are mutualized through the Charter. Designated operators of mobility, energy, services and waste take care of the management of different networks within the port.

## D/ VISION 2050 - COHERENT AND PHASED ACTIONS

On the scale of the large area of reflection, the proposed vision is deliberately ambitious. However, the actions are staggered over time.

**Phase 1:** Objective 2030: This first phase mainly concerns the two study sites, for which we imagine an evolution of the plot of land and the development of the strips in the sectors with «immediate operationality». Priority will also be given to the implementation of the new soft mobility network (70% of the network to be created in phase 1). Finally, in this phase, the first companies will join the Bassens Vivant 2050 Charter and benefit from the first shared services.

**Phase 2:** Objective 2050: This second phase allows the first actions of phase 1 to be finalized, outside of the sectors with «immediate operationality». The «Parc des Coteaux» is extended and the «Parc Rive Gauche» is created.

**Phase 3:** Objective 2070: The final strips are implemented. The hydrocarbon site, cleaned up by phytoremediation, is transformed into a public garden. 100% of the companies adhere to the Charter and the Port produces 100% of the energy it consumes.

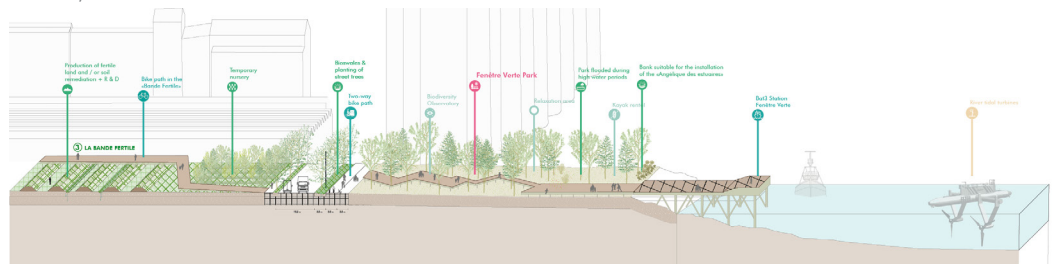
## E/ PROJECT SITES

### 1. Guerlandes / Green Window

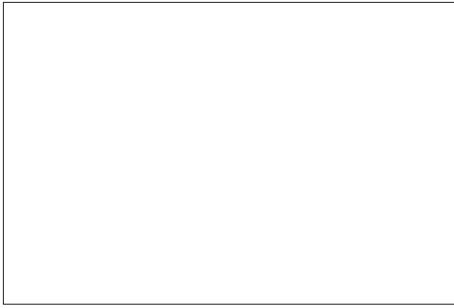
This site has a double vocation: on the one hand, the restitution to the public of the «Green Window» site, with new developments in connection with the river, and on the other hand, the restructuring of the Guerlandes sector by creating a new green and blue framework as well as functional connections between the companies, the Port and the close context.

#### LEXICON OF THE SITE (refer to the plan)

**The « Fenêtre Verte » Park:** The presence of a pontoon at the end of its activity, abundant vegetation and a bank favorable to the installation of the estuarine angelica are assets to develop the future park. Imagined as a biodiversity reserve, the linear river park integrates formidable assets to absorb the floods of the Garonne. It can be flooded and hosts recreational, sports and cultural uses. The banks are partially lowered and the walks are planned on stilts to access the deck (and the Bat3 station) even in case of small floods.



**La bande agricole (1)** : its dominant landscape and its programming are directly linked to the agricultural zone to the north: agrivoltaic projects associating electricity and agricultural production, installation of micro-farms, implementation of eco-grazing, shared gardens and market gardening.



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**La bande humide (2)** : In the heart of a flood zone and on either side of the pacified and landscaped Avenue des Guerlandes, this strip integrates bicycle and pedestrian path, and the artificial ditches which are widened and re-profiled. The goal is to promote natural continuity by proposing a plant palette specific to the banks and to recover rainwater from adjacent parcels.

**La bande fertile (3)** : In order to respond to the problem of the scarcity of fertile land and the regeneration of industrial soils, this strip takes advantage of the large abandoned areas on the edge of the railroad tracks to install platforms for land reclamation and fertilization. The fertile land can be stored in the form of windrows, mounds, and slopes allowing the installation of a new topography (new edges, belvederes, etc.).

**Guerlandes Site** : The implementation of the strips will allow a virtuous reconversion of the Guerlandes site. The creation of a green and blue network and the filling in of certain sectors to limit the risk of flooding will allow new companies linked to multi-field recycling to set up. They will have to meet the objectives of the Bassens 2050 Vivant Charter.

**Quai Alfred de Vial**: The road is pacified. Sidewalks have been laid out as well as a two-way bicycle path. Street trees and bioswales are also planted.

**Phytoremédiation gardens** : In addition to the transformation of the Guerlandes, the hydrocarbon storage site is reconverted in the longer term into phytoremediation gardens. The polluted lands are valorized and the site becomes a major cultural and tourist place of the port in a longer term.

## 2. Riverside wharf / Transport wharf / Belvedere

The transformation of this site is essential to create real connections between the upper and lower city, for the installation of a multi-functional urban logistics platform and places of innovation for companies and to give the Bassens station a strong territorial influence.

### LEXICON OF THE SITE (refer to the plan)

**Extended Parc des Coteaux**: The «Parc des Coteaux» is extended to the train station. A bicycle path has also been laid out.

**Agrocité**: Redevelopment of the Halles Lafon into a civic space open to all residents, it aims to develop urban agriculture. We garden, we meet, we debate, we tinker, we learn, we exchange, we cook, we recycle

**Multimodal hub at Bassen's station**: Reconfiguration of the train station into a multimodal hub (train, bus, P+R, bicycle). The new planted square integrates the Lucien Victor Meunier street and opens onto the Agrocité. A cycle bridge spans the LGV tracks to reach the port.

**Last-mile logistics quay**: River wharf and multifunctional urban logistics facility that connects the Port (with a multi-energy station) to the Metropolis via a network organized in a loop for the collection, sorting and delivery of goods

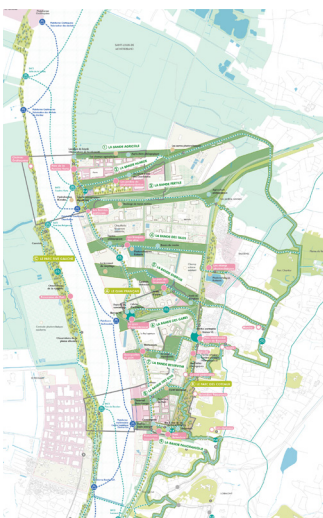
**La «bande des gares»**: This strip takes advantage of the large wasteland along the railroad tracks to install platforms for land reclamation and fertilization. The bicycle path associated with this strip connects the Bassens train station with the port's ferry terminal.

**Gare d'Appontement**: Bassens ferry terminal which combines its port functions with new services for local residents and connects the Bassens station with the river traffic/transport.

**«Pont-Belvedere»**: A pedestrian bridge crossing of the LGV and connecting the roof of the new parking lot to the Park des Coteaux».

**Innovation platform**: A showcase for the Port's companies displaying activities, resources and services and offers shared spaces

**Pacified Quai Français**: New sidewalks and two-way bicycle path, planting of trees and bioswales



plan - vision 2070