



Aerial large view

CATEGORY urban/architectural

LOCATION : Toulouse – Le Raisin

POPULATION : 440 000 inhab. (city) ; 703 000 inhab. (agglomeration)

STRATEGIC SITE : 26,5 ha

SITE OF PROJECT : 3,3 ha

SITE PROPOSED BY : City of Toulouse and Communauté urbaine de Toulouse

OWNER OF THE SITE : City of Toulouse

COMMISSION AFTER COMPETITION

Preoperational urban scheme on the project site

TRANSFORMATION OF SITE

Located at the heart of a disparate urban fabric over an area of 3.3 ha, the Raisin Technical Centre, a site employed for the maintenance of vehicles and equipment used by the City of Toulouse and the Greater Toulouse Urban Community, is going to be relocated. This is an opportunity to re-establish links between this area and the rest of the city, as part of a larger urban master plan including the nearby construction of a new urban hub associated with the arrival in 2020 of a high-speed railway line (LGV) at Toulouse – Matabiau. In the long run, there are 20 ha of land for potential development, offering the possibility of a profound change in the district's urban structure. THE GOAL, THEREFORE, IS TO CREATE A DISTRICT BEYOND THE CANAL DU MIDI AND CONTINUOUS WITH THE SUBURBS, TO COINCIDE WITH THE EXTENSION OF TOULOUSE CITY CENTRE.

CITY STRATEGY

The ambition of the Greater Toulouse Urban Community is to develop a sustainable, open European metropolis, a laboratory of experiment that will embody an intelligent city capable of tackling the urban challenges of the 21st century.

The Raisin is part of a larger scale "Matabiau-Marengo-Périole-Raynal" urban scheme linked with the completion of the high-speed railway line between Paris and Toulouse in 2020, and its extension to the Mediterranean in 2030. This urban project relates to a study area of around 400 ha. The remit is to anticipate and support the arrival of a High-Speed Line in the existing station within established urban fabric, by creating a new urban nucleus connecting with Toulouse city centre.



Strategic site



Site of project

SITE DEFINITION

The strategic site is interposed between the Canal du Midi and the railway zone. It adjoins a composite urban fabric that has developed haphazardly with the release of market garden and industrial land. This fabric is a mixture of 1960s condominiums, and suburban and urban regeneration housing built in the 1980s in a series of private real estate operations.

This location, slightly off-centre relative to the station, leaves it well placed to accommodate a primarily residential district with a total surface area of 64,000 m² that will fit in with the whole future sequence of urban development between Canal du Midi and the railway lines.

NEW MOBILITY

The strategic site has the advantage of the existing transport offering at Toulouse–Matabiau. This offering will be enhanced with the construction of a TCSP (reserved public transport system) along the Canal du Midi, the development of regional trains and the refurbishment of the transport hub. In addition to the public transport infrastructure projects, future mobility provision will be based on further enhancing the pedestrian-cycle network, radiating around the study site and feeding into the surrounding districts. This very favourable location in terms of public and green transport services needs to be reflected in the role and functions of the automobile within the project site.

NEW WAYS OF LIFE

The challenge is to reignite the desire to live in a dense city environment and to offer an alternative to suburban housing. This needs to be achieved through

the quality and diversity of the housing provision planned for students, families, single people, elderly people and tourists. Several construction projects will be phased in over time, through a process of evolving and reversible resource pooling processes.

NEW SUSTAINABLE DEVELOPMENT

Different kinds of density in the use both of space and plants, will be employed as a means of reintroducing links between the landscape and urban components. The site offers the possibility of developing continuities between public and private spaces, meaning in particular that vegetation can be accommodated within a dense urban fabric. In addition, the creation of diversities of landscape, fabric and architecture within a small perimeter, is a major project priority.



Transition from the site of project to the apartment buildings in south

URBAN STEP BETWEEN CITY AND SUBURBS

European 11-France-Toulouse



Strategic site : apartment buildings and houses



Strategic site : urban façade of the city center around the station



Strategic site : urban hook on the tree-lined banks of the Canal du Midi



Site of project : aerial view