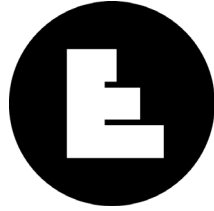


E U R O P A N
FR



E18 - RE-sourcer

CAEN

A NEW CENTRE FOR THE CHEMIN VERT DISTRICT

DOSSIER FOR SITE V. 16/01/2025

100m



FOREWORD

“What we need to do today is to demonstrate cultural creativity I believe in the poetic state. It is about developing a way of living that is so sensitive, attentive, contemplative and compassionate that we amplify our range of perception and maintain an awareness of everything that is around us.” P. Chamoiseau

The eighteenth edition of the European competition in France opens with the wonderful theme of ‘re-sourcing’.

Having explored themes of the adaptable city, the productive city and the living city, this theme marks a pause for breath. It invites us to consider what has been amassed, what is there to provide for places, for lives, and to repair more efficiently rather than demolishing.

‘Re-sourcing’, a theme that examines existing resources – material and non-material – in order to manage and develop them with respect and sensitivity.

These resources are very diverse in nature, specific to each area.

They form a powerful ecosystem that once formed a system that is now often forgotten; over the last century it has been dislocated, unravelled. The care given to exchange and to links woven between human and non-human life has evaporated, giving way to juxtapositions of fragmented territories. These isolated territories of landscape and habitat are just waiting to be set back into motion to meet the world of tomorrow. There is an urgent need to act, and to act together in a spirit of open dialogue.

All the sites in this 18th edition demonstrate the complexity of a world that is out of breath but that has vast potential for life. A momentum is already gathering; the power of water is evident. Human and non-human life is active, it doesn’t wait, and indeed is already sketching out new approaches and responses.

All the sites, from the most urban and developed (Greater Nancy, Caen, Clermont-Ferrand, Riez, Miramas, Brignoles, Blagnac, Romainville, Nailloux) to the most natural and derelict (the Nive valley, Mayotte, Fumel, Mantes-la-Jolie, Jullouville), contain a legacy to be brought back into the light, waiting to bring their hopes and inner strength to life by means of experimental projects for a promising future.

Residents of these territories of today and tomorrow, European teams – made up of architects, urban designers, landscape designers, anthropologists, philosophers, ecologists or any other thinkers relevant to the project – will embrace these places to define new narratives, new ways of interacting where, with the aim of re-sourcing, life resounds as a constant force.

EUROPAN FRANCE

Note: A book of contributions associated with the theme can be downloaded [here](#).

RE-SOURCER
REPARER
REIMAGINER
REAGIR
REVITALISER
RECYCLER
RESSOURCER

THE THEME : RE-SOURCING

The fragility of the Earth's ecosystem and social crises lead to the imagination of alternative practices to harmful extraction of resources, overconsumption and pollution of living milieus.

Regenerating projects embracing nature and culture are to be thought and implemented. It is about weaving synergies between biogeophysical data with socio-spatial justice and health ones.

Three main directions for designing forms of resilience and resourcing of inhabited milieus make possible to reactivate other forms of dynamics and narratives around the ecologies of living and caring.

1 Re-sourcing in terms of Natural elements / Risks

The natural and vital elements of water, air, earth and fire are today linked to risks and disasters which affect places, and the entire ecosystem of milieus from the moment that are triggered cataclysms, resulting from deleterious developments.

In order to enable a new alliance with inhabited milieus, it is time to rethink these vital elements, by finding logics of adaptation with the built environment, and by combining them together in projects.

2 Re-sourcing in terms of ways of life and of Inclusivity

The reconsideration of living conditions also requires sustained attention to changes in lifestyles in a hyper-connected digital world. Arrangements capable of simultaneously preserving intimacy, commonality and solidarity are at stake, correlated with bioclimatic and permacultural strategies in which humans and non-humans can cooperate.

3 Re-sourcing in terms of materiality

The already built now constituting a phenomenal source of materials, it is important to design devices for transforming existing buildings driven by the strategy of the 3 R's (Reduce, Reuse, Recycle): Reduce new construction. Reuse in the sense of reusing already constructed spaces and materials. Recycle by using bio-geo sourced materials (earth, stone, fiber), anticipating deconstruction and becoming local again (mobilizing know-how and materials present on the sites). This is to promote the preservation of natural resources.

Recommendations for searching sites

The selection of sites will be based on their potential to find these three types of resources – “natural elements, uses, materiality”.

Each site will be presented at two scales:

- The territorial scale known as the “reflection site” (red limit) which will reveal the geographical and ecological elements (topography, geology, natural elements, etc.), the logic of mobility and large-scale lifestyles and which impact the project site today and, potentially, in the future.
- The proximity scale, known as the “project site” (yellow limit), where the existing situation (physical space, nature, lifestyles) and the city’s intentions for its development in the future will be presented in a clear and precise manner.

The complete site folder must both remain compact but provide elements of information with links to maps (geography) allowing to understand natural dynamics (water, land, sea, etc.), and to studies on ways of life allowing to understand current social dynamics and those desired in the future.

The brief must, based on the characteristics of the site, express the intentions of the site representatives at different scales and clearly formulate the questions they wish to ask the competitors regarding the future of their contexts. Some interesting briefs from previous sessions are made available.

Questions for competitors

The challenge for competitors, in their project-processes, will be to converge the three types of resources because it is their intersection which will generate a promising spectrum of resilient projects in the face of the scarcity of resources and the vulnerability of sites.

The questions asked are:

- What are the new ways of designing to adapt to climate change: rising water levels, air pollution, drought, etc.?
- How to introduce into projects the regeneration and sanitation of soils making them more porous and alive, increasing the biodiversity of built spaces, in order to make them more livable?
- How can we imagine new dynamic and productive use scenarios to revitalize communities of humans and non-humans?
- How can we invent a new materiality that can result from bio-materials originating mainly from local resources and falling within the logic of a circular economy?
- How can we hybridize in teams the different skills necessary for these projects which combine the consideration of natural elements, new lifestyles and the use of bio-materials?
- which scales should be crossed to make the proposed answers relevant? Can a project on a proximity site be combined with reflection on the larger scale of the territory? Should an urban project also be available on a proximity scale to illustrate its impact?

SITE INFORMATION

SCALE:

L/S

TEAM COMPOSITION:

architect mandatory, urban planner

LOCATION:

Caen (14)

POPULATION:

City: 110,000, Conurbation: 210,000

STUDY SITE:

25 ha (Chemin Vert district)

PROJECT SITE:

2 ha

SITE PROPOSED BY:

City of Caen and Caen La Mer Habitat

OTHER PARTICIPANTS:**OWNER(S):**

City of Caen and Caen La Mer Habitat

COMPETITION OUTPUTS:

Design studies, urban and landscape project management, project management.



NICOLAS JOYAU

President of Caen la mer - Deputy Mayor for Urban Planning

The Chemin Vert district has been the object of an urban renewal process for more than 10 years. The aim is to enhance the appeal of one of the largest districts in Caen and offer its residents the best possible quality of life. In 2029, the tram line to the district will meet a real need felt by the de Nouvelles formes residents. The 'Molière' station, in front of the shopping centre, will be a focal point for the north-western districts of the city.

In this context, the city and its partners are considering the future of the Jacquard site - named after a former secondary school that is currently being demolished - located near the future Molière stop. This site, which covers almost two hectares and is bordered by public facilities and services, has significant potential for the city as a whole. Its future is closely linked to that of the Molière shopping mall and the Caen la Mer Habitat housing block. The various programmes that will form the new centre of the Chemin Vert neighbourhood will necessarily have to be organised around the themes of conviviality, social cohesion and environmental and landscape quality, constituting a new focal point for the city and its suburbs.

Our bid has a twofold aim: to raise the profile of our region at European level and to bring an outside perspective to the neighbourhood. The results will feed into the thinking of the city and annexe a de la convention Caen la mer Habitat with regard to the future and a new operational pole de santephase for the project site in the Chemin Vert neighbourhood.

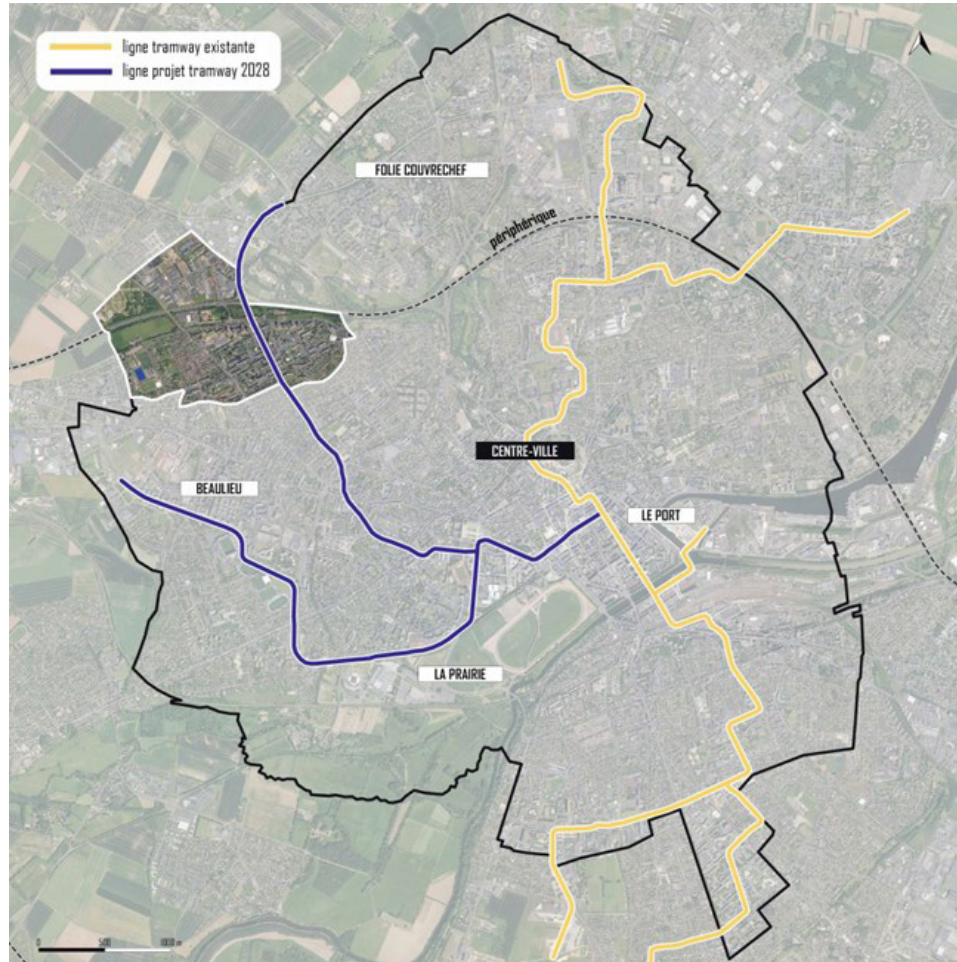
VALÉRIE MESPOULHÈS

Managing Director of Caen la mer Habitat (CLMH)

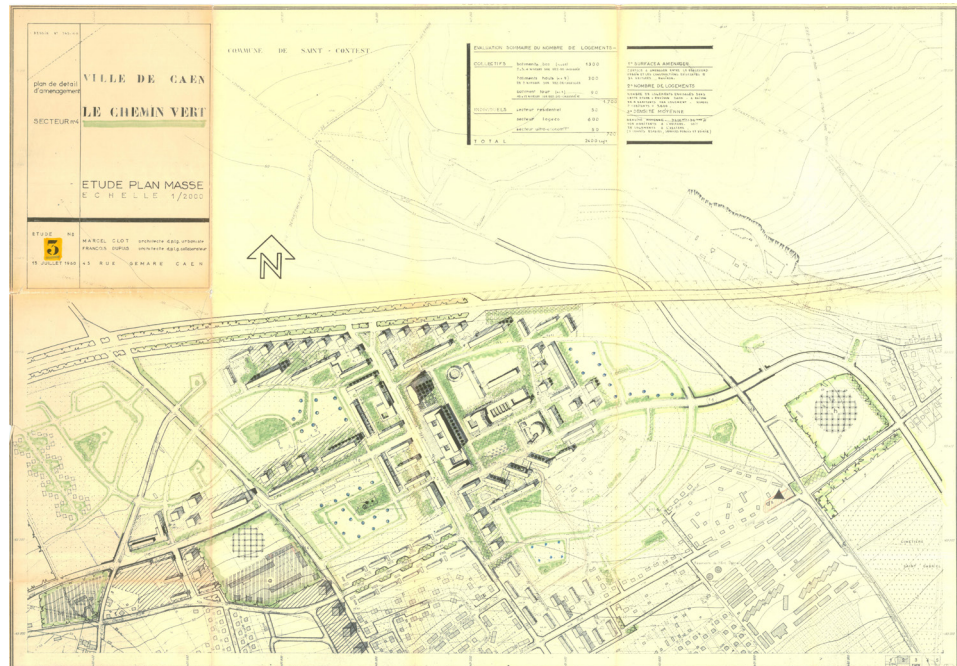
Caen la mer Habitat currently manages nearly 1,700 social housing units available for rental in the Chemin Vert district. Built in the 1960s and composed mainly of large blocks, this housing stock meets the needs of families in a city neighbourhood that benefits from a very good level of facilities. The urban renewal project presently underway involves CLMH in the rehabilitation of this housing stock and, through numerous local developments, the improvement of the quality of residential life

As part of the urban renewal project, consideration is being given to the appropriateness of these large housing units for senior citizens. In view of the ageing population, new housing adapted to the elderly is needed - something that will also reactivate movement within the stock of social housing. In order to bring about the desired transformation and create a real sense of centrality the teams will need to integrate into their proposals the issues of security, sustainability of the commercial offer and attractiveness of the complex.

TRAM PROJECT
2018/2019



MARCEL CLOT'S MASTER PLAN
1959



THE SITE AND THE COMPETITION REQUIREMENTS

PRESENTATION OF THE EUROPEAN SITE

SITUATION AND BRIEF URBAN HISTORY

Since 2017, the City of Caen and its partners have been involved in an urban renewal programme for the Chemin Vert district, located in the north-west of the area. This project led to the signing of an NPNRU agreement in September 2019. The Chemin Vert neighbourhood is one of the largest in Caen. It lies between the ring road to the north, the urban complexes dating back to the reconstruction period to the south, including the Cité-jardin Saint-Paul, and mixed housing estates to the east and west.

By 2028 a new tram line will serve the district, linking the area to Caen city centre in 15 minutes.

HISTORICAL BACKGROUND

The evolution of Chemin Vert

Until the mid-20th century, the Chemin Vert landscape remained strongly marked by its rural character. The area was criss-crossed by paths, including one lined with trees leading to Ardennes Abbey, from which it takes its name. Rue d'Authie and Rue de Beaulieu are believed to date back to Gallo-Roman times.

In the period 1950-60, Caen's population grew at one of the fastest rates in France. To cope with this increase in population, the urban planning scheme for the greater Caen area, drawn up in 1959 and approved in November 1965, provided for the creation of new districts on the outskirts of the historic centre. A new residential area of 4,000 homes and an industrial zone were planned on either side of the future northern ring road, near Saint-Germain-la-Blanche-Herbe. The first zone destined for development was Chemin Vert with a plan presented on 19 October 1960 and a model of the district presented in March 1965. The architect responsible for the design of the new district was Marcel Clot. From 1966, families were housed in the first high-rise flats on Rue des Mauvis and Avenue Coty. Construction of new blocks continued, notably on Rue de Bourgogne and Rue de Champagne. Marcel Clot

**CONSTRUCTION SITE IN
THE SIXTIES**



**VIEW OF THE
NEIGHBORHOOD IN 1971,
THE SHOPPING CENTER
AND THE COLLEGE IN THE
BACKGROUND**



believed, however, that the creation of a new district could not depend simply on the construction of housing; it should go hand in hand with a more general consideration of how people lead their lives in a particular district.

The development of public spaces was paramount: Marcel Clot planned to plant “one tree per dwelling”. Even today, we are indebted to him for this vision of a neighbourhood where nature is omnipresent. Finally, developing neighbourhood life means enabling residents to benefit from all services close to home. From the late 60s and early 70s, the Chemin Vert neighbourhood was thus equipped with all the facilities that structured the daily lives of its residents: MJC, a secondary school (now closed), the Molière shopping centre, the CAF social-cultural centre, the church of St Joseph, a swimming pool, etc.

From 1970 to 1976, work on the ring road permanently transformed the Chemin Vert landscape as did the rehabilitation of the landfill site beginning in 1973 and becoming, 20 years later, the magnificent Colline aux Oiseaux park.

More recently, new facilities have been added to further enhance the area including a new cultural centre, ‘Le Sillon’, in 2015 and the ‘Le Cadran’ community centre in 2024.

The Chemin Vert district is, however faced with persisting problems: an ageing housing stock, shortage of housing, an over-concentration of social housing, socio-economic difficulties, a fragile commercial situation, and so on.

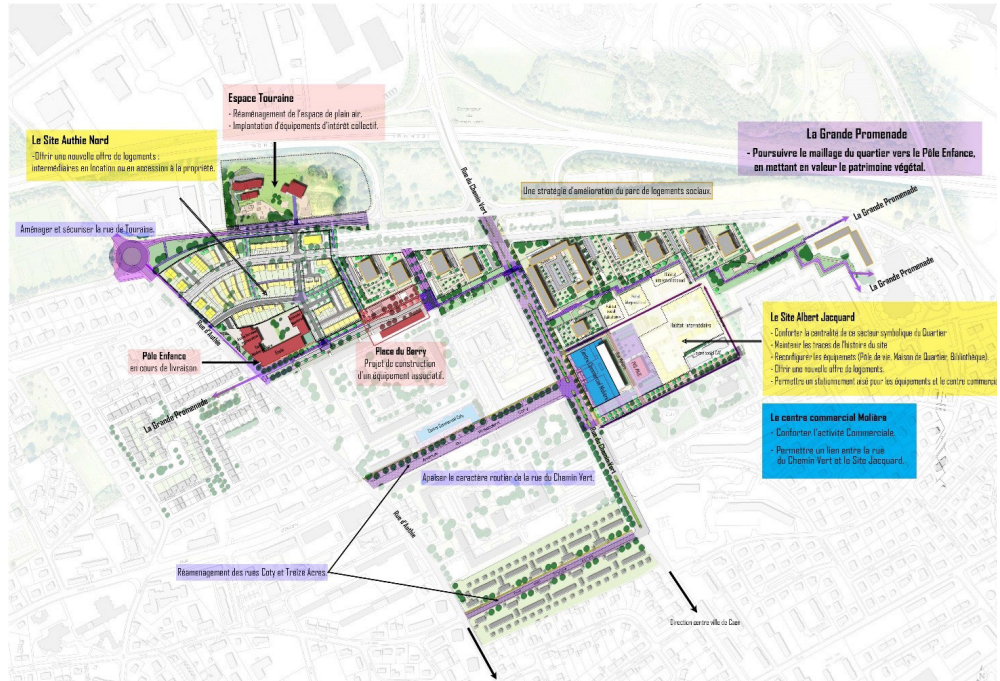
AN URBAN RENEWAL DRIVE LAUNCHED IN 2010

The public authorities have expressed their ambition to strengthen these deteriorating social links, to revitalise the district (new children’s centre, restructuring of the shopping centre), to develop a more convivial atmosphere, in particular by improving poorly configured or derelict urban spaces, and to increase the supply of existing or new housing. Since 2011, these objectives have been pursued with greater energy. A guiding plan for the neighbourhood, drawn up by the RENAUDIE studio in 2011 in conjunction with local residents and then revised by DIAGRAM Architecture in 2016, includes the opportunity to redevelop the Authie Nord elementary school as part of an overall children’s project, to draw up strategic plans for the development of the built heritage and to envisage the future development of this large neighbourhood.

It was on the basis of this long-term vision of the future of Chemin Vert that the issues and development guidelines set out in the initial protocol signed in March 2017 were established, followed by the action plan detailed in the ANRU agreement of 2019.

The operational programme for the urban renewal project has focused on one sub-sector of the district, the Authie Nord sector. At the same time, initial discussions have been held on the Jacquard sector, which corresponds to the site of a disused secondary school.

**GUIDE PLAN OF THE
"CHEMIN VERT" URBAN
RENEWAL PROJECT**



VIEW OF THE MOLIÈRE MARKET



The Jacquard site is located near the Molière shopping centre and the low-rise Molière social housing block, owned by Caen la mer Habitat. A number of public facilities are also located nearby: the Pôle des Quartiers Nord-Ouest, the library and the CAF social centre. A post office and a bank also occupy two small buildings. All these small facilities are located around the edges of the former secondary school site. The former secondary school buildings were occupied until June 2024 by various associations, particularly cultural associations (La Centrifugeu'z, le Labo des Arts, etc.).

The challenge facing this sector, known as “Jacquard-Molière”, which includes the former school, the shopping centre and a low-rise housing block, is to create a new heart for the area by opening it up, improving the appeal of existing shopping provision, expanding the availability of housing and developing public facilities around the site.

DYNAMICS AT WORK AND FACTORS TRIGGERING THE PROJECT

The City of Caen and CLMH now wish to undertake a comprehensive review of the future of the Jacquard-Molière sector, in order to continue the urban renewal project already underway in the western part of the district (Authie Nord).

The issues at stake are:

- **Consolidation of a commercial and service hub at the level of Rue du Chemin Vert and Rue Molière, accessible to all**
- **Opening up of the Jacquard site (former secondary school)**
- **Pursuing the objectives of social and urban diversity in the Chemin Vert district**

Since 2019, the situation in this part of the district has changed. Despite a facelift, the Molière shopping centre is experiencing a number of problems in terms of footfall, running costs and community living. The building is complex from an organisational point of view; it backs onto a building where part of the ground floor is vacant (office space). The underground car park underneath the retail complex and residential buildings is unsuitable.

To the rear, the Jacquard site, which corresponds to the former local secondary school closed in 2013, offers potential for a reconfiguration of this part of the district. Although the demolition of the former Pailleron-type school buildings has already been decided (owing to fire safety problems, the presence of asbestos and the fact that the structure cannot be reused), the challenge will be to evoke and/or preserve the traces of this former use of the site and make it a renewal opportunity for the district and its residents. The site of the former school is surrounded by a number of facilities and services, including the Pôle de Vie des Quartiers (PVQ), the library, the CAF social centre and its day nursery, as well as the Maison de quartier. It is hoped that these various services and facilities, currently scattered across the site and occupying relatively dilapidated premises, will be pooled and work together more effectively.

**INTERIOR VIEW OF THE
ANCIENT COLLEGE'S SITE**



**PUBLIC FACILITIES ON THE
EDGE OF THE ANCIENT
COLLEGE'S SITE**



CLMH and the city also wish to develop a programme of ordinary social rental housing on the project site, targeted at senior citizens. There is a shortage of housing in the district of a type suited to this target population. The Priority Urban Neighbourhoods, which have long been characterised by a young population, are now also being affected by ageing. In the Chemin Vert district of Caen, 46% of CLMH tenants are over 55 (27% over 65).

The presence of still active older people contributes to the attractiveness of the local area in that they are a source of transmission of knowledge and memories, and, when they are able, capable of being involved on a voluntary basis in the neighbourhood's community and cultural life. They are an essential source of social cohesion and community building.

Most residents are not ready to be rehoused, because of their attachment to the neighbourhood and its familiar landmarks. It should be noted that the majority of older people living in priority urban neighbourhoods are disadvantaged, with a life expectancy often lower than average. These severe socio-economic, spatial and psychological constraints linked to their environment seriously impact their daily lives. The elderly are, on the whole, less mobile than other generations, resulting in low turnover in the housing stock.

Firstly, there is an economic rationale for this residential stability: people paying a moderate rent will have no desire to move. Secondly, there is a health rationale: people who are close to services and care, or who have at least developed a routine linked to certain places, centres and services do not wish to see this routine disrupted. Finally, older people's decision not to move may be explained by their attachment to their environment, an attachment that increases in proportion to their age (and therefore the length of time they have lived in their home) and which relates to consumer routines, the social relationships they have built up in their neighbourhood and the symbolic weight of a home in which they have spent many years of their lives.

These guidelines will serve as a basis for the discussions expected as part of this study, aimed at defining an operational programme for the renewal of this sector. Finally, the new programmes developed will have to meet the challenges of the transition to climate-friendly measures.



A NEW CENTRALITY AROUND THE MOLIÈRE'S MARKET



NEW FORMS OF HOUSING TO BE DEVELOPED IN ADDITION TO EXISTING ONES



NEW PLACES OF CONVIVIALITY, SOCIAL BOND INCUBATOR



A QUALITY PLANT HERITAGE INSIDE THE JACQUARD SITE



EXPECTATIONS OF INITIAL PROPOSALS

GENERAL EXPECTATIONS

The City of Caen and Caen la Mer Habitat have applied for the 18th session of the EUROPAN competition, the theme of which is Re-sourcing, in terms of

- 1- the elements (our relationship with the natural elements),**
- 2- lifestyles (living conditions and changing lifestyles)**
- 3- materials (3R strategy: reduce, reuse, recycle).**

The proposed project site is the Jacquard/Molière sector, part of the Chemin Vert district and, more generally, the north-west quarter of the city. The questions that arise in relation to the Re-sourcing theme are:

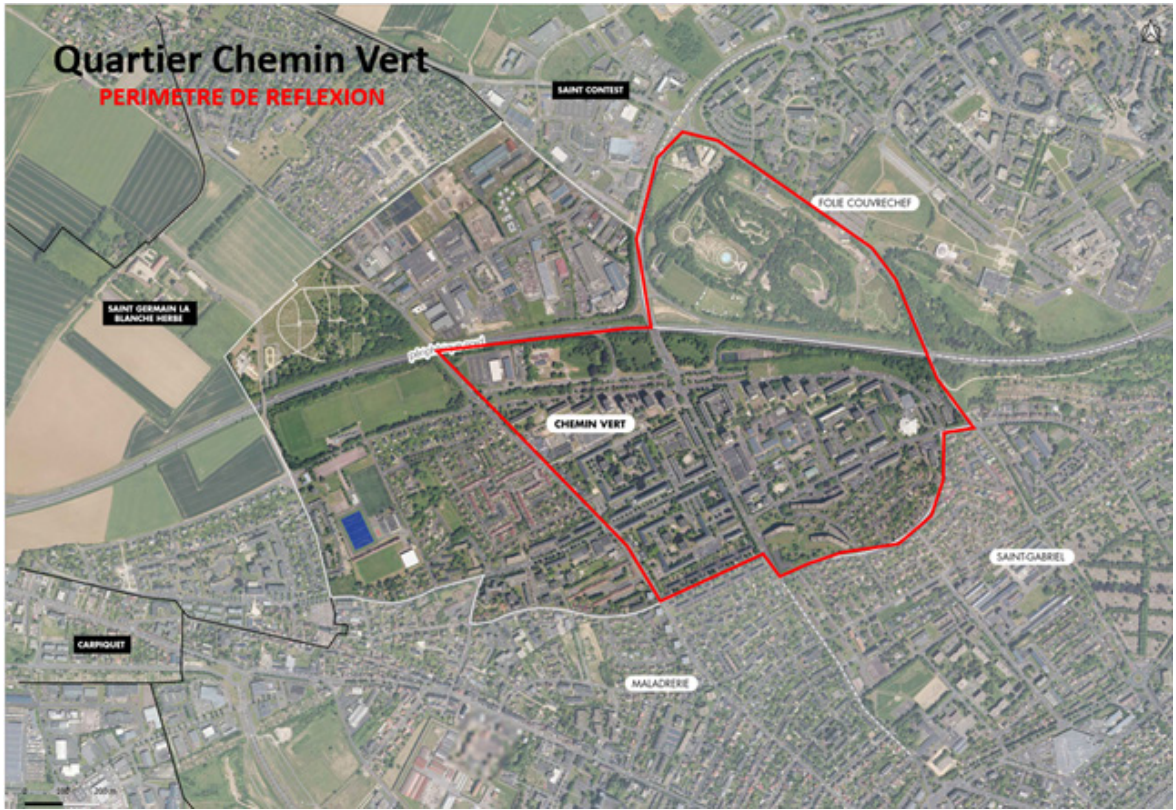
- 1.** How can we renew this urban sector in an exemplary way, demonstrating our ability to plan a new housing and facilities sector that is energy-efficient and conserves resources?
- 2.** What kind of housing is needed, particularly for older people and families in demand in this area? What kind of programming should be envisaged to reflect the lifestyles of future users, whether they be residents, users of services and facilities or neighbourhood stakeholders? Themes that have already been developed in the area, such as gardening and health, could form common threads and underpin the programming. How can we encourage mobility within the social housing stock, but also within the dwellings themselves, through possible transfers and transformations?

The Jacquard site falls into the category of Re-sourcing in terms of lifestyles. This classification reflects the Chemin Vert district's need to reactivate social links through a new multifunctional centrality based both on new opportunities and on an appreciation of its historical context.

- 3.** Demolition, rehabilitation, restructuring, reuse of materials? There are many different types of intervention in a sector such as this which includes a variety of components. The restructuring of the shopping centre, in particular, is one of the major challenges for the project site, as is the question of public facilities and services which currently occupy very outdated and unsuitable premises. The site is also endowed with a heritage of mature trees which should be preserved.

The Jacquard site is therefore appropriate for the creative and innovative process of the EUROPAN competition which, for this 18th edition, is focusing on the theme of Re-sourcing. At this stage, the main directions taken in this sector are fairly open-ended. The EUROPAN teams have yet to establish a timescale for the site. Nevertheless, the future project will have to incorporate at least two programme elements already defined and expected on the site in the short term:

- A programme of 20 social rentals for senior citizens for CLMH (a programme included in the NPNRU agreement). The position of these 20 units has not yet



been defined, and applicants may, in their responses, take responsibility for the design of these units.

- A health centre, for which discussions have already taken place with a group of health professionals. A plot of land has been identified in the north-west corner of the Jacquard site, along with a construction project. The project team will have to take account of this already defined project (see attached layout).

A number of studies that have been completed or are in progress may also provide input for the teams (DIAGRAM Architectures studies, ANRU agreement programme). These elements are available to the teams in the site file. (See 'attached documents')

GUIDELINES FOR EUROPEAN TEAMS

SITE CONSIDERATIONS: CHEMIN VERT, A STRATEGIC GEOGRAPHICAL LOCATION IN THE URBAN COMMUNITY

The Chemin Vert district is located in the north-west quarter of the Caen la Mer Urban Community, bordering the communes of Saint-Germain la Blanche Herbe, Authie and Saint-Contest. With a population of 7551, it is the largest district in Caen.

There are 2,804 homes in the district, 88% of which are in apartment blocks. 80% of dwellings are low-rent social housing. The district offers a mix of housing types, inherited over time. Privately owned individual houses are concentrated in the southern part of the district, forming a sub-district.

At the heart of the Chemin Vert district are a number of facilities and services, including the CAF social-cultural centre and very active associations (the Epi Vert social grocery, La souris verte, etc.) meeting the needs of the district's population but also welcoming many users from other districts.

The municipal swimming pool, the Maison des Jeunes et de la Culture (MJC) and, very recently, the "Le Sillon auditorium", the Hôtel des associations 'Le Cadran', the Maladrerie Omnisports, the Rugby Club and other sports facilities all cater for a very diverse public in terms of age, social background and geography. This characteristic is a strong element in the district's identity and its attractiveness within the city and the urban community.

The Chemin Vert district lives up to its name. Its architect, Marcel Clot, originally wanted to plant "1 tree for 1 dwelling". This quota has not been reached, but the district benefits from a significant amount of established greenery with the potential for more, giving it a strong identity.

From west to east, the district is surrounded by important sites maintained by the Caen Urban Community: the protected monument Ardennes Abbey and its park, the Colline aux Oiseaux park, the Peace Memorial and its commemorative gardens, and the Vallée des Jardins. It is also close to major facilities such as the Folie-Couvrechef technology park.

Located on the edge of Caen's ring road, Chemin Vert is a strategic gateway to the north-west of the city. Along Rue du Chemin Vert and Rue de Rosel, Caen city centre is reached by car in 10 minutes. The district has good public transport links (5 bus routes to the city centre, including a Twisto Liane bus), and will soon be served by tram. (Chaussée d'Alger/Montgomery line)

The urban community of Caen la Mer has decided to extend its urban heating network by a substantial 100 km, with the aim of serving the equivalent of 39,600 housing units by 2031. This heating network is supplied by the incineration of both waste and biomass. In Caen, 48% of the energy recovered will come from biomass.

Work at Chemin Vert will begin in 2025 on commissioning a biomass heating plant intended to connect up private heating networks

Caen la Mer's urban heating network will eventually supply 375 GWh entirely from renewable and recovered energy sources. This network will enable users to benefit from heating at a stable price unrelated to the price of fossil fuels, while significantly reducing carbon emissions: 87,000 tonnes of CO₂ emissions will be avoided each year.

Chemin Vert stands on a promontory. Not only is it highly visible, it also offers panoramic views over the city and the northern plain of Caen. Multiple-occupancy buildings are concentrated to the north on the high point. They form what is known as the "grand ensemble" district, made up of blocks of flats and vertical towers (10- and 12- storey) that run along the northern ring road for almost 1 kilometre. These buildings are landmarks not only in the district, but also throughout the city and the Communauté Urbaine. The 13-storey Molière tower is a notable feature at the heart of the district.

Despite these assets, the district needs an urban and social regeneration plan in order to improve the quality of life of its residents and enhance its attractiveness. The renewal of the Chemin Vert district is in line with the regional development policies expressed in SCOT's PADD: 'Promote a renewed city centre, in a strengthened conurbation, open to the sea at the heart of a conserved area, multipolarised thanks to new mobility' (extract from the PADD, Sustainable Planning and Development Project).

Roadmap

In the same way as for the conurbation as a whole, the ideas generated for the Chemin Vert site will play an active part in debating and implementing the 5 aims of the roadmap within the framework of the “Territoires en transition”. On a local scale, these project priorities will be interpreted even more effectively in terms of recreating social links, reactivating a sense of community and creating an urban environment that is open and adaptable to change over time.

AIM 1: A more autonomous area :

Recreate intergenerational social ties around the introduction of an urban agricultural policy, around the sharing of neighbourhood public services, local mobility and local shops.

AIM 2: A responsible region:

Integrate green spaces in all their possible functions in the development of the project.

At the heart of new and refurbished housing, encourage good practice, raising awareness and creating energy-saving tools.

At local and city level, support changes in mobility practices.

AIM 3: A resilient region:

Implement a land policy that encourages the preservation of biodiversity and ecological continuity.

Integrate biodiversity into all areas by assessing the best levers for combating urban heat islands (UHI), strengthening social links and managing rainwater in a responsible way to combat erosion and run-off.

Raise awareness among local players of the transition to sustainability.

AIM 4: An area of solidarity:

Guaranteed access to healthy, high-quality food for all, by creating different timeframes for local shops and promoting urban agriculture in the district.

Involving residents in community projects.



**VIEW OF THE ANCIENT COLLEGE'S SITE,
TOWER AND SLAB MOLIÈRE**

AIM 5: An area for experimenting with transition:

Promote schemes to encourage citizen involvement in Caen la Mer

Encourage innovative and sustainable urban planning

AREA PROJECT 2040

Caen la Mer has created a strategic development tool, *Projet de territoire 2040*, with the aim of shaping its future in 3 phases: a diagnosis accompanied by consultation with local residents, the development of broad guidelines and then an action plan. The summary of this work presents a varied territory on a human scale that its inhabitants wish to preserve, (urban and rural communes) diversified in its age groups (35,000 students in Caen but an ageing population) with the challenge of striking a balance between preserving the environment and commercial activities (agriculture and tourism in particular).

The identity of Caen la Mer is based on five key elements:

- an area between land and sea,
- a place where life is good,
- a place steeped in history (from William the Conqueror to the D-Day landing beaches),
- a hub of innovation (42 research laboratories and world-class innovations),
- dynamic young people to prepare for the future.

To preserve its quality of life, Caen la Mer has identified a number of major challenges to be met by 2040: the need to anticipate the acceleration of climate change, to rebalance the region through public transport and new forms of mobility, to combat urban sprawl by revitalising the urban centres of the metropolis and the medium-sized towns in the communauté urbaine, to support economic players, and to promote solidarity between generations to anticipate the general ageing of the population.

The urban renewal of the Jacquart-Molière site therefore finds itself central to the major challenges mentioned above. The arrival of the tram will help open up the district, while the arrival of the heating network will help control energy costs. The need to re-model housing to make way for one- or two-person households will provide for the ageing population and housing shortages. The need to encourage social links through urban development will meet the desire to promote quality of life in public places where people can gather regardless of hot or cold weather.



PROJECT SITE



MOLIÈRE'S MARKET SHOP

PROJECT SITE: THE JACQUARD-MOLIERE SECTOR IN SEARCH OF A CENTRE - REVIVING A SENSE OF COMMUNITY

DETAILED PRESENTATION OF THE SITE AND ITS HERITAGE AND LANDSCAPE ASSETS

The Molière shopping centre

Since the relocation of the secondary school, the Molière shopping centre has been experiencing operational difficulties. Some of the retail units are not being used, the range of shops is dwindling, and the area as a whole is losing its appeal. As is often the case, a shopping arcade of this type can respond to the needs of the district and create social links. The attractiveness of such a facility is therefore of central importance.

The decline in commercial activity in the shopping mall has been accompanied by security problems, exacerbated by the many entrances and exits to the centre, some of which are hidden and restricted. The combination of these two dynamics - declining footfall and informal occupation - creates a vicious circle that needs to be broken as part of the renewal of the district.

The Molière shopping mall now opens onto the Rue du Chemin Vert but remains totally closed off towards the heart of the district, towards the site of the former school, making this facility a barrier to be bypassed, a boundary between front and back. The empty plots of land of the former school behind the shopping centre represent an opportunity to make a new entrance linking the future tram station to the heart of the district via a reconfigured shopping centre.

Studies carried out on the size of the shopping centre, including the units that are not currently in use, show that it corresponds to the needs of the district.

The Jacquard site backs onto a 6-storey block of flats built in 1969, comprising 41 dwellings, divided over four stairwells.

The flats are distributed as follows:

- 10 3-room apartments of 69 m² each
- 20 4-room apartments of 82 m² and 1 4-room apartment T4 of 71 m².
- 10 5-room apartments of 93 m².



BACK SIDE OF THE MOLIERE'S HOUSING SLAB



TEN YEARS OF ART WORKS ON THE ANCIENT COLLEGE'S SITE

There are also 5 business premises on the first floor.

This block accentuates the cut-off feeling of the shopping mall. The fact that it overlaps with the shops, particularly on the ground floor, complicates any intervention.

A basement houses 86 individual parking spaces and numerous storage areas and stock for businesses. The boiler room is located in this basement.

The basement of the shopping mall and the block of flats is shared with that of the Molière tower. A technical study has confirmed that this basement could be divided in two at Rue Molière level.

Finally, the topography of the site and the differences in levels between the public space, the mall and the housing block entrances contribute to the disjunction between the different elements that make up this part of the district. The mall and the block of flats are thus at a higher level than the public space.

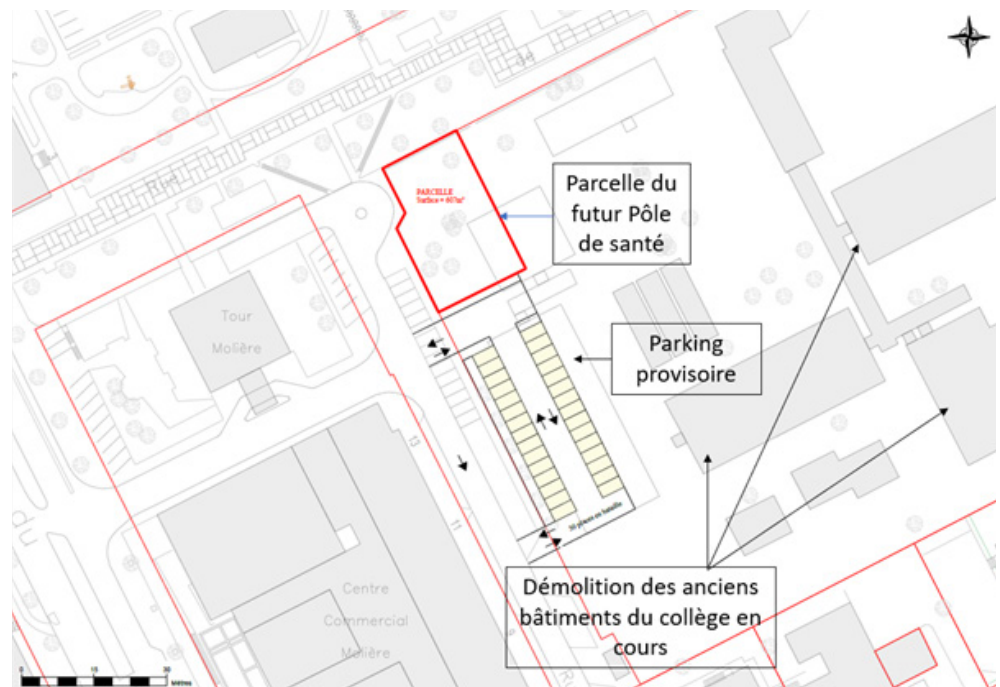
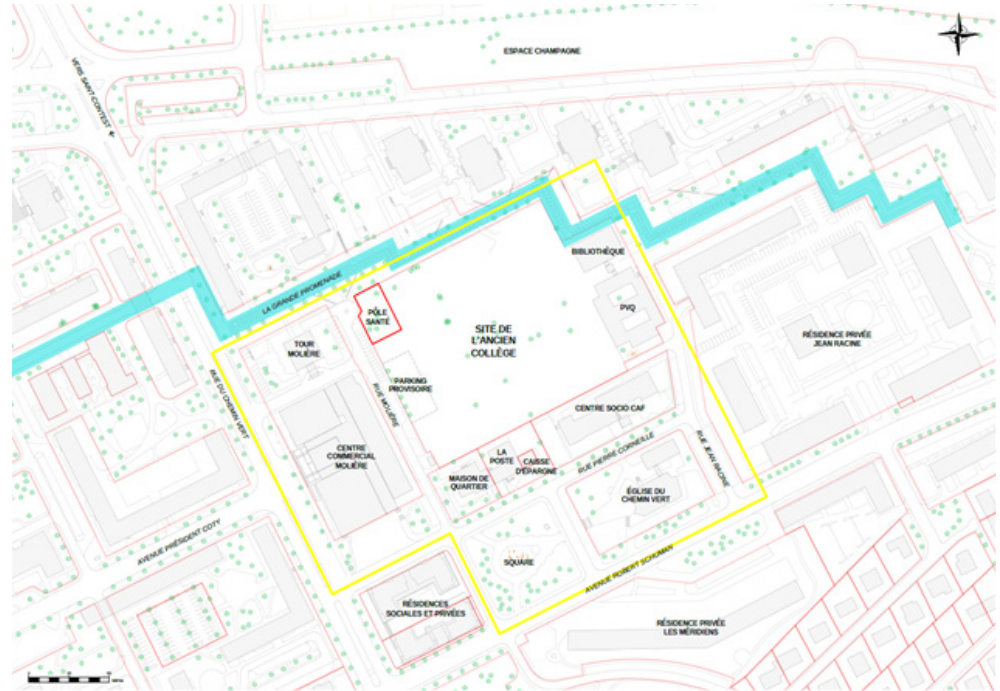
Site of the former school

The ongoing demolition of the former secondary school (of the Pailleron type: fire risk, significant presence of asbestos, rehabilitation not feasible) will free up a parcel of land of some 1.5ha on which the trees and open green spaces will be preserved. The site is bordered by 4 roads (Rue des Flandres, Rue Corneille, Rue Racine and Rue Molière), the layout of which will need to be revised depending on the nature of the projects.

The buildings of the former school, originally made up of a dozen separate buildings linked by covered walkways in an enclosed green space, have been occupied by cultural associations since the school closed. The influence of these associations has extended beyond the neighbourhood, and their presence and activities (some of which are still visible in the public space) have marked a new stage in the urban history of the site.

The opening up of the entire site to the public arena now represents a new stage, and is likely to radically reconfigure the uses, access and relationships that these spaces will have with the neighbourhood as a whole. The residents and the various players in the neighbourhood have great hopes for the future site of the former school and its potential.

At the request of a group of health professionals looking for land on which to build a district-wide health centre, the City of Caen has already divided up the former school site, corresponding to a plot of around 600 m², to enable the construction of this new facility, essential to the life of the district and the provision of medical care as close as possible to local residents. The new facility will be located in the north-west quarter of the former school site, close to the Molière tower. (See attached plan.)



A number of public and community facilities are spread around the site of the former school, as well as a number of high-rise residential towers enjoying fine views over the potentially new-built landscape.

Other components of the site

The Molière shopping mall and the site of the former school, the Collège Jacquard, are central to the issues raised by the City and Caen la Mer Habitat. These two complexes are part of an urban environment made up of blocks of flats and public or tertiary facilities the future of which needs careful consideration. Among these, the high-rise Tour Molière is a notable landmark in the district, visible from the rest of the city. Caen la Mer Habitat has undertaken studies for the renovation of this tower block.

As mentioned above, the underground car park under the tower block, shared with the shopping centre, will be reserved for the sole use of the residents of the Tour Molière.

The south side of the former school site is also occupied by a number of small, low-rise facilities: the social-cultural centre, a post office, a savings bank and a neighbourhood centre. Further south, the location of the church and the square form a transition between the Jacquard school site and a large group of condominiums, 'Les Méridiens', built in the 1970s.

To the east of the site, other public services are housed in a former nursery school: the Pole de Vie (council information hub) for the local area and the local library. The services offered by these two facilities are essential to the life of the neighbourhood (registry office, social assistance, meeting and activity rooms, etc.). ...). The layout of this area means that, at the moment, the siting of these facilities is not very prominent. Their future is currently unsure given the composition of this part of the district.

As can be seen, the various services for residents are scattered throughout the project area. The city is considering whether these services should be brought together within a single built complex. It is anticipated that the EUROPAN teams will put forward suggestions on this subject.



GENERAL AERIAL VIEW OF THE PROJECT SITE IN THE STUDY SITE



PLANT RE-SOURCES IN THE OLD COLLEGE'S SITE

SITE ISSUES IN RELATION TO THE THEME AND THE REGION

SITE ISSUES IN RELATION TO THE EUROPAN THEME

RE-SOURCING: PROMOTING THE OPENING UP OF A DISTRICT

The local authority put forward the site for EUROPAN 18 for three reasons:

- The future completion of the tram line, the urban renewal of the Authie Nord district, the closure of the Collège Jacquard and the diminishing of appeal of the Molière shopping centre have all, for different reasons, pointed to the need to revive the centre at the heart of the Chemin Vert district. With quicker, simpler links to Caen city centre, Colline aux Oiseaux and residential areas, the future Molière hub (the name of the future tram station right next to the shopping centre) seeks to encompass a wider area. Located at the entrance to the city, the Jacquard/Molière site can assert a strong neighbourhood identity with remarkable qualities, reinforcing a possible interpretation of the city of Caen as a chain of discreet districts linked to form an archipelago.
- By reopening the previously closed (but used by schoolchildren) site of the former secondary school, a large empty space will be created. It is hoped its existing advantages (particularly plant life) will be enhanced by the applicants. This space needs to embrace the existing facilities or those to be transformed, the planned new housing, the existing housing, the future health centre (construction of which has already been agreed) and the shopping centre. Thus it is envisaged that the various components of the city, from the tram station on Rue du Chemin Vert in the west to the eastern end of the former secondary school site, will be brought together, accompanying the necessary opening up of the shopping centre (and the block of flats above it) with, in terms of access, a network of roads linking more widely with the Chemin Vert district.
- The creation of new housing (around a hundred units, not including the possible renovation of the 40-unit block adjoining the shopping centre), which is necessary to meet the needs of an older segment of the population (around 20 units), will increase mobility within the social housing stock. Older, larger homes in the neighbourhood could also be refurbished to meet the needs of new families arriving in the area.



**GENERAL VIEW OF THE
CHEMIN VERT DISTRICT ON
THE PROMONTORY OF THE CITY
CENTER**



**VIEW OF THE CHEMIN VERT
STREET TOWARDS THE SOUTH
AND THE CITY CENTER**

It is important that applicants take this desire for a social and intergenerational mix into account in their proposals, as it involves all aspects of the Jacquard/Molière sector, namely:

- The quality of the vegetation and its different uses,
- The relationships between the different programmes,
- The types of mobility and daily routines of the local residents.

This intergenerational and socially mixed character, supported by a strong presence of small, active public service facilities, unique to the Chemin Vert district, implies that this revived centre could also be of benefit to more than just the Chemin Vert district. The creation of new housing will have to meet the challenges of ecological transition. CLMH is committed to a transitional approach to rehabilitating and producing housing that is more resilient to climate change (summer comfort, water management, greening) and actively contributes to reducing greenhouse gas emissions (wood and bio-sourced plans, reuse, renewable energies).

- The building sector needs to move towards more sustainable practices, make the most of its strengths and invest in innovation to make an effective contribution to the environmental transition. CLMH wants to involve the local building industry in this project, by recommending bio-sourced materials (for insulation, for example) and/or materials from the circular economy (reuse).

SITE ISSUES RAISED BY THE CITY OF CAEN AND CAEN LA MER HABITAT (CLMH)

EXPECTATIONS AND STRATEGY OF THE LOCAL AUTHORITY

A district marking the northern entrance to the city

The urban regeneration of the Chemin Vert district, and more specifically the Jacquard-Molière site, will contribute to the renewal of the city centre, by offering a new residential potential that is attractive and connected to the city centre. It benefits from excellent access from the ring road, while still being close to Caen city centre. It is highly visible, with panoramic views over the city and Caen's northern plain. This location gives it a number of advantages that once again could make it an attractive district from the point of view of the Urban Authority.

The specific characteristics of this typical 1970s district - its location on the edge of the city, its open relationship with the landscape, its housing types - are all factors that contribute to its appeal. These characteristics need to be complemented, reinforced and improved, in order to make this area desirable once again. Within this district, the Jacquard-Molière site should form a new focal point, enabling a real change of image.

PLANT RE-SOURCES IN THE OLD COLLEGE'S SITE



GENERAL AERIAL VIEW OF THE STUDY SITE



A wider variety of housing stock than in other neighbourhoods

The Chemin Vert district combines collective and individual housing, social and private, juxtaposing very different styles of living. Unlike many neighbourhoods constructed at this time, the social housing here has a wide variety of types (low-rise terraced houses, low-rise blocks of flats, blocks, high-rise towers, groups of individual dwellings).

One of the challenges of the district's renewal will be to further this mix of urban forms by planning different scales of construction, such as intermediate housing. The Jacquard-Molière site offers an opportunity at neighbourhood level to implement this objective.

The architectural mix will encourage a social mix, resulting from the desire for mobility within the social housing stock, by the arrival of younger people and by the provision of housing and services adapted to the needs of the elderly.

Public services and a commercial function to be strengthened

The project site is characterised by the presence of a shopping centre and numerous public services. This is an asset that the project must build on in order to strengthen and highlight the place of these facilities in the district and in the city. A key issue for the neighbourhood and the project site, and one that has raised high expectations among residents and partners is the need to make the shopping centre a safer place. Consideration should also be given to the place and the organisation of the various services (PVQ, library, neighbourhood centre, social-cultural centre, etc.). These currently occupy rundown buildings that should either be rehabilitated or rebuilt using a contemporary, sustainable approach

Urban heat islands (UHI): a major health risk during heatwaves

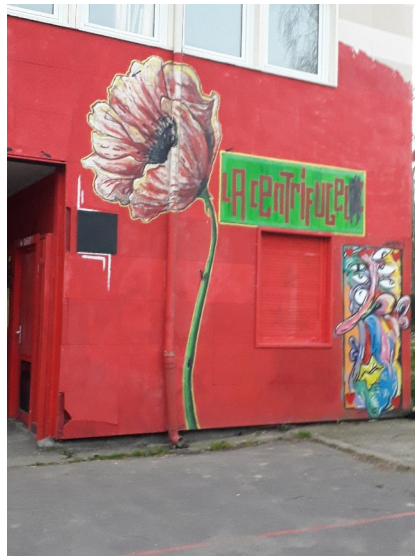
For some years now, urban planning policies have been concerned about the risks posed by global warming, and in particular by the increase in the number of 'tropical nights' that can be harmful to health, the frequency and intensity of which are exacerbated in dense urban areas. The City of Caen and Caen la Mer have therefore embarked on a process of investigation and collaboration with the University of Caen Normandy, involving researchers in urban climatology. Climate sensors and micro-stations have been installed at various points in the city of Caen so as to collect precise data. The aim of analysing this data and sharing it with the project management and urban planning departments is to improve the understanding of climatic phenomena at a local level, in order to adjust urban development as closely as possible to needs.

The data from the Caen metropolitan area's meteorological measurement network has made it possible to appreciate the role of nature in the city, to see how and understand why cool air can form at night - as in the Botanical Garden and on the Prairie - and then penetrate into the city thanks to large openings and the interplay between city and country breezes that are established in clear, calm weather.

**COMMON GARDENS IN THE
CHEMIN VERT DISTRICT**



**ASSOCIATIVE ORGANIZATION
IN THE CHEMIN VERT DISTRICT**



INTERIOR VIEW OF THE ANCIENT COLLEGE'S SITE

During the exceptionally hot spell of the summer of 2022, the urban measurement network was able to highlight remarkable contrasts at night over short distances in the city of Caen. For example, during the 'tropical night' of 19 July 2022, temperatures of 25 to 27°C in the city centre were well above at the physiological recovery threshold ($\approx 23^\circ\text{C}$). The Prairie and Jardin des Plantes, by contrast, recorded values of around 20°C. This example illustrates the possible health consequences in terms of morbidity and mortality due to overheating and consequently highlights the importance of nature in the city in the fight against UHI.

In the Chemin Vert sector, taking into account the type of building layout - very open to the landscape, and where density is found more in the heights of the buildings than in their footprint - the challenge is to create an active landscape to offset the UHI effect. The density and continuity of open-ground landscapes, the diversity and alternation of species chosen, the multiplicity of garden types, all provide food for thought for a design combining rainwater management, improved temperature conditions and the strengthening of social links in the centre of the district. The renewal of the Jacquard-Molière site should be exemplary in this respect.

Many types of garden: shared, collective, family, domestic

In the heart of the Chemin Vert district, more and more community gardens are being created in informal spaces between buildings. These activities have been encouraged by the municipality and indicate a framework within which this type of initiative could flourish, combining the functions of food production and amenity, and encouraging the formation of associations.

Collective gardening includes several types of gardens: allotments, shared gardens (a more recent innovation where crops are grown collectively, but which can also include individual plots), and sometimes even integrated gardens.

MOBILITY: URBAN AND SOCIAL CHALLENGES

The tram: conditions for a new urban life

Caen's tram network represents a major urban change since the centre of the city had altered little since the Reconstruction in the 1960s. As the centrepiece of the public transport system, the tram is an important urban landmark for the population.

As well as changing the way it is organised, the tram has profoundly altered urban life, inspiring the development of new pedestrian areas. In the outlying neighbourhoods of social housing, the tram has played a significant role in opening up the city, physically linking districts with different social backgrounds.

**CURRENT VIEWS OF THE
MOLIÈRE STREET**



The tram network extending to the Chemin Vert district will be complete by 2028. The Molière tram station will be located right next to the existing shopping centre. The combination of tram/shops/facilities/housing suggests that this will be an important local hub, reinforcing the centrality of the site and creating a virtuous synergy for each of these components. The programming of these initiatives, linking and relating them to one another, represents a major challenge for the future development of the district, particularly the Jacquard-Molière sector, scheduled to be renewed at the same time.

Soft mobility

Like all French cities, Caen encourages the use of soft mobility as part of a sustainable city model. As well as bike-sharing schemes, more shops selling and maintaining bicycles have opened. In addition, the Maison du Vélo, located near the train station, brings together six associations, including Vélisol which offers bike repair workshops. Vélisol also runs a bike repair workshop and community events for local residents in the centre of the Chemin Vert district.

The major works being carried out to prepare for the arrival of the tram in 2028 in the heart of the Chemin Vert district represent a historic opportunity to integrate dedicated cycle paths and complete the cycle network linking the Chemin Vert district to the whole of Caen.

Soft mobility and public transport are one of the main themes of the district's renewal. The Jacquard Molière site will be able to take advantage of these new networks to assert its role as a hub within the city as a whole.

Considerable thought will need to be given to the matter of car parking. There are key questions about the location of the shopping centre car park, the informal uses it encourages, and the existing underground car parks, which are often little used, on the project site as well as on the site under consideration. This question is linked to the percentage of soil sealing, which will have to be considered in direct relation to the landscaping project.

- CONCLUSION

Three major issues emerge from the expectations of the City of Caen and Caen la Mer Habitat.

1- The need to recreate a central area at the heart of the urban and landscape fabric of the Chemin Vert district, by linking public services, the shopping centre, the future tram station and all the vacant land on the site of the former secondary school. Between the site of the former school and the more visible part of the tram station and the shopping centre, an opening will have to be designed to revise the relationship between the shops and the housing above.

Making the shopping centre safe is a particularly important issue. The project will be able to draw on what is already there, in particular the trees planted when the school occupied the site as well as traces of previous buildings, in order to 'rebuild the neighbourhood' and create a real synergy between the different elements of the programme.

2- The linking of the different programmes forming a new centre for the Chemin Vert district through the prism of conviviality and social links. The various facilities at the heart of the district - shops, parks, gardens, new housing, transport, public services, the health centre and community networks - will be linked together with the idea of an intergenerational social mix. The project must offer a mix of functions, with activities that meet the needs of local residents and are attractive beyond the neighbourhood.

3- Provision of new housing as part of the future vision for the Chemin Vert district. Several objectives are being pursued simultaneously. Of the 100 or so new homes planned, 20% will be adapted for the elderly. This new supply will meet a real need in the district and free up housing that no longer meets the needs of this population. The vacated units could be adapted to accommodate families, thereby encouraging mobility within the social housing stock. Consideration should be given to redesigning the dwellings overlooking the shopping centre in relation to the plan to open up this built-up frontage in the heart of the neighbourhood. The environmental quality of the new homes will also be one of the criteria for these

PLANT RE-SOURCES IN
THE OLD COLLEGE'S SITE



FOLLOW-UP TO THE COMPETITION

INITIATING A PLAN

IMPLEMENTATION AND MANAGEMENT OF THE TRANSITIONAL PERIOD

The City of Caen and CLMH plan to implement the Jacquard-Molière site renewal project in several stages:

- Initial phase based on the results of the EUROPAN competition, which will enable the overall programme to be consolidated, shared with the various partners and residents of the district, and adjustments to be made. Additional studies may be carried out during this phase. Consultations with operators for the construction of the first housing programmes, for example, may be launched during this period. The EUROPAN teams are invited to put forward proposals for the strategy and timetable for occupying the former school site during this transitional phase, in line with future programming. It should be noted that a health centre will be built on part of the former school site from 2026, and that a temporary car park to meet the needs of this facility and the shopping centre will be built during this transitional phase.

- Development phase, including the implementation of a restructuring project for the shopping centre and the block of flats, and the construction of new housing and/or facilities depending on the approved programme.

THE CHALLENGES OF PARTNERSHIP AND CITIZEN PARTICIPATION

The City of Caen and CLMH wish to involve local residents and other interested parties in the EUROPAN project for the Jacquard-Molière site. They will be asked to share their expectations regarding the renewal of the Jacquard site, to identify the elements that make up the identity and history of the site, and to put forward proposals in terms of programming. They will also be involved, in ways to be defined, in the analysis of the projects submitted and, subsequently, at the initial phase.

FOLLOW-UP TO THE COMPETITION

TASKS LIKELY TO BE ENTRUSTED TO THE EUROPEAN TEAMS

At the end of the competition, the City of Caen and Caen La Mer Habitat - or the operator acting on their behalf to manage and supervise the project - may entrust the teams selected by the European France jury with one or more assignments to further develop the urban and architectural feasibility of their proposals. Depending on the results of the competition and the terms of implementation of the operation selected by the City of Caen and Caen la Mer Habitat, these assignments may include :

Development of an agreed guide plan and/or urban and landscape project management assignment

The EUROPEAN teams' proposals will reinforce the technical and pre-operational studies carried out by the local authority with regard to the study site and/or the project site. The teams selected may be called upon to develop and implement an urban, landscape and ecological strategy in space and time. As an extension of the urban renewal project already established for the Chemin Vert district, this mission will necessarily be part of a consultation process with local residents and the project's public and private partners.

The winning projects should be able to attract the interest of various financial partners (State, Region, local authorities, banks, etc.) prepared to support the City of Caen and CLMH in bringing this project to fruition.

Architectural feasibility studies with a view to refiguration and experimentation

Architectural feasibility studies may be commissioned for all or part of the project site. In line with the EUROPEAN process, the aim will be to set up an experimental approach for one or more buildings with a project leader to be identified. These feasibility studies will have a demonstrative character to test proposals for intervention or suggest methods for transforming the site.

Architectural or landscape design and project management assignments as required

Finally, the local authority is likely to entrust European teams with architectural (refurbishment or new construction) or landscaping (public spaces, urban or landscaping developments, renaturation, etc.) project management assignments.

SUGGESTIONS FOR THE COMPOSITION OF EUROPEAN TEAMS

European France and the city of Caen invite applicants to form multi-disciplinary teams comprising architects, landscape architects, town planners and geographers, drawing on complementary skills in the field of ecology and sustainable development wherever possible. The teams selected may be asked to seek further expertise in order to undertake the operational follow-up.

LINKS TO THE LIST OF DOCUMENTS AVAILABLE TO THE TEAMS

GRAPHIC ITEMS:

TERRITORIAL SCALE

FR-CAEN-C-AP1	.jpg	City aerial view
FR-CAEN-C-M1	.dxf, .pdf	City plot and building plan
FR-CAEN-C-M2	.dxf, .pdf	City Topographic Plan

STUDY SITE – URBAN SCALE

FR-CAEN-SS-AP1	.jpg	Study site aerial view
FR-CAEN-SS-AP2	.jpg	Study site semi-aerial view
FR-CAEN-SS-P1.....	.jpg	Study site ground views
FR-CAEN-SS-M1	.dxf, .pdf	Study site geographical plan
FR-CAEN-SS-M2	dxf, .pdf	Study site networks plan

PROJECT SITE – ARCHITECTURAL SCALE

FR-CAEN-PS-AP1	.jpg	Project site aerial view
FR-CAEN-PS-P1.....	.jpg	Project site ground views
FR-CAEN-PS-M1	.jpg, .pdf	Project site plan within the study site
FR-CAEN-PS-M2	.jpg, .pdf	Project site building plan
FR-CAEN-PS-M3	.jpg, .pdf	Project site topographic plan

OTHERS :

HISTORICAL

- Old aerial views and photos

STUDIES

- Diagram Architecture studies
- Mall studies

INSTITUTIONAL DOCUMENTS

- Annex A (ANRU Project)
- Territory plan of Caen La Mer (2021-2030)
- “in Transition 2030 » project of Caen La Mer

OTHER GRAPHIC RESSOURCES

- Measures of the existing Molière mall surroundings
- Tram Project 2029
- Health center project
- Topographic measures
- Existing buildings 3D model
- Site project photos

SUMMARY

THE SITE AND THE COMPETITION REQUIREMENTS

Presentation of the EUROPAN site	p.07
Aims of the ideas competition	p.15

GUIDELINES FOR EUROPAN TEAMS

Considerations	p.17
Project site	p.23

SITE ISSUES IN RELATION TO THE THEME AND THE REGION

Site issues in relation to the EUROPAN theme	p.29
Site issues raised by the metropolitan area and the city of Caen	p.31

ANTICIPATED FOLLOW-UP TO THE COMPETITION

Towards a programme	p.39
Follow-up to the competition	p.40