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Paris 12 — Gare de Lyon Daumesnil

# Les Messageries

From rail facility to low-carbon district

**LES** GARE DE LYON - DAUMESNIL  
**MESSAGERIES**

 Learn more at  
[espacesferroviaires.sncf.com/messageries](https://espacesferroviaires.sncf.com/messageries)

ESPACES  
FERROVIAIRES







This **6-hectare** rail site will soon be a new low-carbon district with **110,000 m<sup>2</sup>** floor area, including **90,000 m<sup>2</sup>** of new construction.



**44 000 m<sup>2</sup>**  
housing



**45 000 m<sup>2</sup>**  
innovative workspaces



**3 000 m<sup>2</sup>**  
neighbourhood shops & services



**3 500 m<sup>2</sup>**  
school and daycare



**7 000 m<sup>2</sup>**  
reclaimed industrial buildings



**9 000 m<sup>2</sup>**  
station supply centre



**600 m<sup>2</sup>**  
urban logistics



**3 ha** landscaped area including **1 ha** garden

**-30%**  
CO<sub>2</sub>  
emissions

**50%**  
renewables

**10 000 m<sup>2</sup>**  
solar panels

**Primarily wood structure**

**Partially reversible building design**

**Net gain in biodiversity**

**Vegetation on 50% of total surface, including 30% in ground**

**Redevelopment planner:**

- Espaces Ferroviaires

**Urban design team:**

- Rogers Stirk Harbour + Partners
- Michel Desvigne Paysagiste
- Tolila + Gilliland
- Franck Boutté Consultants
- Ingerop

**Real-estate promoters:**

- Messenger – Lot B1: Espaces Ferroviaires
- Social housing team, including ICF Habitat

■ Selection of project managers for Phase 1 housing parcels: **2022**