

# Espaces Ferroviaires transforms the city

Planning, building, promoting:  
from yesterday's rail facilities  
to tomorrow's urban districts

ESPACES  
FERROVIAIRES





**Spatial planner and real estate developer **Espaces Ferroviaires** is committed to meeting the challenges of the green transition and urban diversity by converting disused rail land and buildings. These strategically located sites, many in city centres, are more than just an industrial legacy—they are fertile ground for bold experiments aimed at creating effective and replicable solutions for the cities of tomorrow.**

# Espaces Ferroviaires

Responsible spatial planner and real estate developer

## Our missions

As SNCF's spatial planning and property development subsidiary within SNCF Immobilier, Espaces Ferroviaires:

- ▶ develops and converts properties unsuitable for rail operations
- ▶ plans and builds real estate projects as developer or co-developer

...in partnership with local authorities, residents, and public and private economic actors.

### Urban planning

From feasibility studies to project implementation:

- ▶ Preliminary studies
- ▶ Project definition
- ▶ Creation of utility grids and public spaces, and construction site management
- ▶ Land transfer
- ▶ Consultations with building developers
- ▶ Architectural design competition management
- ▶ Project consistency and compliance with objectives

### Property development

From preliminary studies to construction of multi-product real-estate programmes including housing, residences, offices, commercial-sector urban campuses, shops and hotels

- ▶ Direct project management, co-development or real-estate development contracts
- ▶ A dynamic and proactive approach to meet the needs and expectations of international firms large and small, with properties in unique urban settings



## More than 45 urban development sites

- ▶ In 14 major cities in France
- ▶ Close to 2.1 million sq m projected

### PRELIMINARY STUDIES ↗

36 urban projects  
70 ha

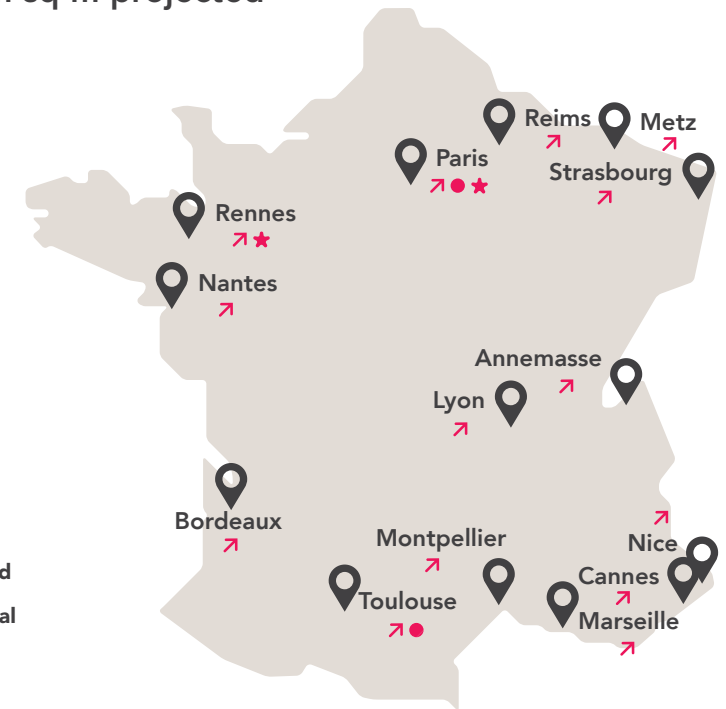
Property development potential  
> 1.5 million sq m

### UNDER WAY ●

6 urban projects  
20 ha  
410,000 sq m

### COMPLETED ★

2 urban projects on 8 ha  
150,000 sq m of buildable land  
450,000 sq m of mixed-use real estate delivered



### Our purpose

- Regenerate disused rail land
- Make conversions environmentally and socially meaningful

### Our commitment

Develop urban properties that are:

- Innovative
- Adaptable
- Useful and built to last

### Our sustainable development priorities

- Low-carbon neighbourhoods
- The circular economy
- Urban nature and biodiversity
- New urban practices and services

# Creating great urban projects on great land

Unused rail properties occupy vast chunks of land strategically woven through the urban fabric. **These complex sites hold immense potential** for developing vibrant, functionally integrated cities of the future.

Espaces Ferroviaires, SNCF's spatial planning and property promotion subsidiary, **breathes new life into these disused rail lands** and transforms them into lively new eco-neighbourhoods that offer a sustainable, modern quality of life in tune with our cities' and society's changing needs.

Espaces Ferroviaires is also committed to **preserving and revisiting the industrial heritage** of the rail lands it develops, building on this valuable legacy with agility and ingenuity.

## Offering a new lease of life

On SNCF rail sites in transition, temporary projects led by local collectives, organizations and artists transform these disused properties into **vibrant urban spaces**, attracting new audiences and giving rise to **innovative uses**. These initiatives **set the stage** for future urban development and facilitate buy-in from both local residents and regional authorities. They also create economic, social and environmental value, and foster community and regional connections.



We draw our inspiration from residents' and users' lifestyles, quality of life and new urban needs.

Our role:

Offer new ways of living and working in adaptable, multi-use buildings

Modernize urban services and building and neighbourhood management models

Craft an integrated development approach capable of delivering smart, responsible, low-carbon neighbourhoods that are resilient, inclusive and built to accommodate social change.

**Fadia Karam**  
CEO, Espaces Ferroviaires,  
Chief Business Development Officer,  
SNCF Immobilier

### Paris 17, near Clichy-Batignolles ZAC Saussure Pont-Cardinet A new mixed-use district



Espaces Ferroviaires proudly presents a new mixed-use district, with **27,000 sq m** of housing (50% social housing), **28,000 sq m** of offices, an **8,000 sq m** school and gym, and **1,300 sq m** of retail.

Completed in 2015, this project is part of the new business district emerging in north-western Paris. Its aim was to inject new urban vibrancy into the area and create two next-generation office buildings—Rezo and Strato—packed with eco-friendly innovations. Built by co-developers Espaces Ferroviaires and Linkcity, they have earned both HQE (high environmental quality) and BREEAM Very Good certification, as well as the BBC-effinerie label for low energy consumption.

### Paris 18

## Chapelle International A new metropolitan vibe at Porte de la Chapelle



The Chapelle International project—part of a massive nine-sector urban regeneration programme in north-eastern Paris—is transforming **7 hectares** of rail land into an innovative urban district of over **150,000 sq m**. The development includes commercial spaces, housing, shops and urban logistics, and by 2024 it will be home to 3,000 new residents and a 3,000-strong workforce. The district also contains a **35,000 sq m** logistics hub connected to the rail network—an unusual feature for an urban site on the doorstep of northern Paris, and one that adds a distinctly metro feel.

Another pioneering feature is an independent local hot-water loop, part of an energy mix that includes biogas-generated heat and recovery of residual power from a data centre. Result: 50% of the district's energy will come from renewable sources.

Chapelle International delivers on three priorities: bringing supplies into the city without choking it; meeting strong demand for new housing; and connecting both sides of the *petite ceinture*—an abandoned railway encircling Paris.

The participative consultation of local residents began in 2009 and continues through regular workshops and oversight committees, with the participation of designers, operators, the City of Paris and Espaces Ferroviaires.

# Overseeing projects from start to finish

From clearing rail lands and designing development projects to building and promoting real estate, Espaces Ferroviaires **oversees the entire redevelopment process on sites** where rail operations may coexist with new urban developments.

To bring these new urban spaces into being, we work with local authorities and residents to craft a vision of the future; we acquire and subdivide the property, we handle planning requirements and the sale of building rights, and we develop select projects ourselves.

Espaces Ferroviaires finances a portion of public facilities through urban partnership project (PUP) participation agreements with the city. And on completion, we hand over the public spaces and roads to the municipality.

We seek to create **an alliance between public, private and rail actors**, all with a shared vision of the city's future.

## Delivering tailor-made solutions

We deliver **customized solutions at all stages of development by remaining open, agile and very responsive**. Designing projects, tailoring them to users, defining and implementing an urban vision in cooperation with local authorities, consulting with residents to better plan the future—this is the approach we take, particularly on larger legacy sites. It offers the benefit of **creatively meeting the needs of even the very biggest businesses**, whose flagship projects fit more seamlessly into urban sites in the heart of big cities.

We design and adjust each venture on an as-needed basis, often giving rise to mixed-use developments of great urban and social value that align perfectly with the city environment.



By remaining agile and open to all stakeholders and to new urban and real estate production methods, Espaces Ferroviaires acts as a spatial planner, coordinator and building developer all in one. We play these roles skilfully, working collaboratively with local actors to meet their needs and expectations.

**Fadia Karam**  
CEO, Espaces Ferroviaires,  
Chief Business Development Officer,  
SNCF Immobilier



Toulouse  
**Tour Occitanie**  
A modern icon in the heart of Toulouse Matabiau

On the site of Toulouse's former Tri Postal (mail sorting centre), Espaces Ferroviaires welcomes the city's first high-rise. The tower's daring architectural design alternates spiralling bands of glass facades and suspended gardens planted with over 250 trees.

As part of the Grand Matabiau-Quais d'Oc development zone, the project's aims are two-fold: contribute to growth in metropolitan Toulouse, and help make the city a Unesco heritage site. Plans for the project skilfully incorporate **11,300 sq m** of housing, **13,200 sq m** of offices and over **4,000 sq m** of shops and restaurants.



Rennes  
**Beaumont**  
Innovative, mixed-used district for today's urban living

Îlot Beaumont, at the heart of the 58-ha EuroRennes development zone in central Rennes, is part of Rennes 2030, the city's ambitious urban development project. Built on a **0.5 ha** railway site, this mixed-use project offers a new urban lifestyle, both open and vertical.

The plan, crafted by project owner and spatial planner Espaces Ferroviaires, calls for construction of two 8-floor office buildings (**12,200 sq m**) and a 17-floor residential building (**11,200 sq m**), with a day nursery and **1,500 sq m** of shops on the ground floor.

To secure architectural talent in keeping with this dramatic transformation, developer Legendre Immobilier organized a competition, selecting Atelier Kempe Thill (Rotterdam) and Atelier 56S (Rennes) as the winners. Their three-building design is compact, makes massive use of natural light, preserves biodiversity, and uses long-life materials.

# Working together

In transforming the urban landscape, Espaces Ferroviaires works every day to bring together SNCF landowners, local authorities, operators, investors, managers and users in an open and cross-disciplinary approach fostering a consensual spirit.

This collaborative effort forges lasting partnerships with local authorities based on trust, and helps **accelerate urban progress**.

Right from the start, economic and social actors are brought in and residents are consulted: their insights are pooled and projects are co-produced in workshops.

During the consultation and public inquiry phase, local residents are involved well before construction gets under way, through walks, exhibitions, workshops, public meetings and more.

All stakeholders are invited to take part—residents, shopkeepers and representatives of associations and neighbourhood councils.

As a spatial planner and building developer within the value creation chain, Espaces Ferroviaires works in partnership with private operators, promoters, investors, users, industrialists and public actors to **challenge design methods and produce urban and real estate projects** that offer real foresight into management methods.

Calls for projects on certain sites are a way for us to test the waters and determine the true extent of innovation that would benefit big cities.



Paris 18  
**Hébert**  
Resilient, open  
and smart



The Hébert project, located on the northern edge of the Chapelle district at the Paris city limits, will transform a former rail station into a vibrant hub of urban life and a source of new jobs.

As spatial planner, Espaces Ferroviaires aims to promote urban renewal, build community, and boost economic growth, while creating a cohesive mix of neighbourhoods.

Some **5.2 ha** will become a low-carbon district with **800 mixed housing units**, **39,500 sq m** of offices, and **8,200 sq m** of activities including **1,000 sq m** of urban logistics sites, **1,500 sq m** of local retail and services, a day nursery and a teaching complex.

The plan also includes **1 ha** of landscaped public space, including a **4,000 sq m** central square, green pedestrian walkways, and a garden running alongside the rail tracks. These landscaped areas will run through the entire neighbourhood and link it to the surrounding urban fabric.

Public partners ADEME and ARS are working with Espaces Ferroviaires to ensure that health concerns are factored into the project—noise control, sun, air quality, biodiversity, heat, safety/security and more.

For this new low-carbon district, the watchwords are mixed use and reversibility for the multiple buildings it hosts.

Our commitments at our urban development projects in Paris:

 **70%**  
waste recovery rate

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

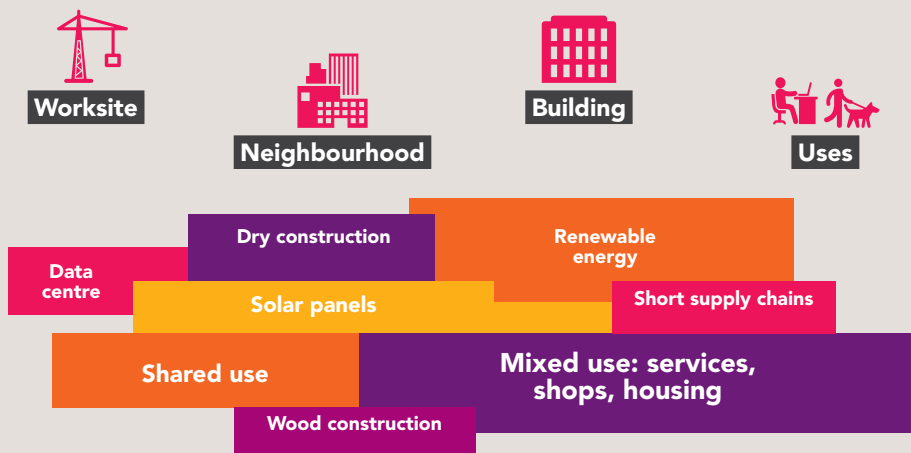
 **+50%**  
renewable energy

**E+ C-** **100%**  
positive energy and carbon reduction

# Imagining and creating sustainable neighbourhoods

We **transform industrial legacy land and buildings** by going above and beyond environmental regulatory requirements, taking action at multiple levels to meet the challenges of sustainability. On the one hand, **we create smart, low-carbon neighbourhoods that maximize energy efficiency.** On the other, we incorporate **mixed-use design principles at every level** to create vibrant, living urban spaces. Through dialogue with future users, we instill a new neighbourhood dynamic founded on social cohesion, opportunities for personal fulfilment and, of course, economic development.

## Innovative collective solutions at every level



Paris 12 – Gare de Lyon Daumesnil



**Les Messageries**  
From rail site to low-carbon district

At Gare de Lyon-Daumesnil, located in Paris's 12th arrondissement, Espaces Ferroviaires is creating a peaceful, mixed-use district with a green corridor. The new low-carbon neighbourhood will also respond to the need for more housing—in particular social housing—in the French capital, while meeting eco-commitments made by the City of Paris.

The **6-ha** urban development project will include **600** housing units at both subsidized and market rates, **45,000 sq m** of offices, retail, a **1-ha** garden, a school complex and a day nursery, a supply centre for Paris-Gare de Lyon station, and an urban logistics hub.

But reviving a truly exceptional rail heritage site is also on the agenda. Some existing buildings will be preserved and used as anchors for the new public spaces in the project. The covered markets will also be recreated as an urban destination in the heart of the arrondissement.

At Les Messageries, Ademe is working with Espaces Ferroviaires to create a positive-energy, low-carbon district, including assistance with operational deployment of renewable energy solutions.

## 7 pillars for the city of tomorrow

Les Messageries is in the forefront of the city's response to the many challenges posed by transitioning to a more eco-friendly world. Tackling these head-on, it offers a roadmap to the urban environments of the future, where cities play an active role in addressing climate change.



Porous surfaces



Very high quality living standards



A sponge city district



Positive biodiversity



Prioritizing domestic mobility



Waste processing prototype



Low-carbon neighbourhood

# Combining ingenuity with innovation

**Our commitment: Create neighbourhoods and buildings that take societal and environmental issues into account through the use of viable, sustainable and resilient low-carbon building solutions.**

In our fast-changing world, Espaces Ferroviaires is working to create contemporary urban spaces that make the city of tomorrow possible. The goal is to channel the energy of public-private synergy, clearly define uses, and learn from past success stories.

**New methods of urban and property development are emerging**, bringing operators into the equation from the start to devise comprehensive investment and management solutions. Such is the approach being taken for Ordener-Poissonniers in Paris. Pooling knowledge and expertise drives our effort to create more attractive, inclusive and resilient cities. Most importantly, it helps **foster vigorous innovation ecosystems** that bring associations, collectives, and businesses together at the local level.

Under our partnership with CSTB, four innovation priorities have been identified for the projects: building and neighbourhood information modelling (BIM), vibration and noise constraints, energy performance for controlling management/Smart Grid costs, and low-carbon buildings and neighbourhoods.



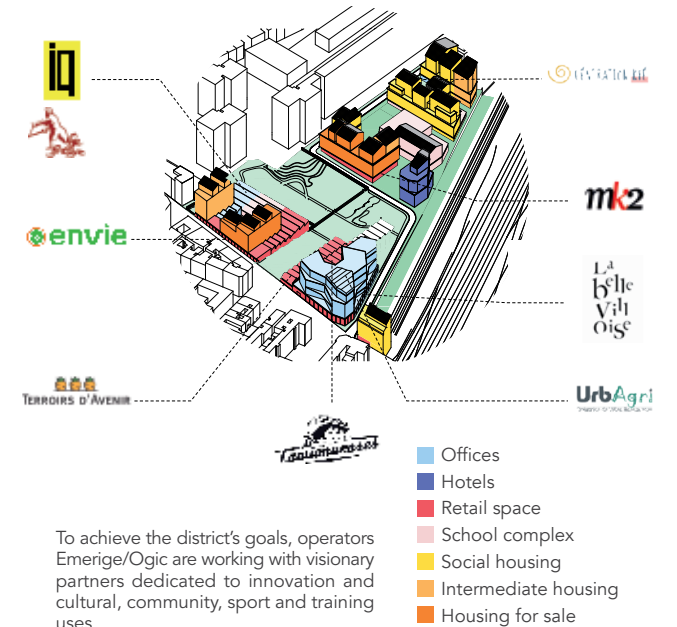
**Paris 18**  
**Ordener-Poissonniers**  
Carbon-neutral, innovative, diverse



The **3.7-ha** former rail depot at La Chapelle in Paris's 18th arrondissement, which once served Gare du Nord station, is set to become the first low-carbon district in north-eastern Paris.

In line with priorities set by spatial planner Espaces Ferroviaires, operators Emerige/Ogic plan to produce a **carbon-neutral district that will qualify for E3C2 certification**. Special features include use of wood, **solar roof tiles**, and a **heat loop** that will make use of the energy produced by a **data centre**. Partners are dedicated to reducing the project's carbon footprint through a combination of renewable and recuperation energy solutions that will exceed 94% of the energy mix.

The project will create around **67,000 sq m** of new space and renovate **7,000 sq m** of legacy buildings, offering housing, offices, retail, and public and cultural amenities. There will also be **1.4 ha** of landscaped public spaces, including a **1.2-ha** garden. The former rail facilities will be converted into an urban destination for culture, entertainment and shopping.



To achieve the district's goals, operators Emerige/Ogic are working with visionary partners dedicated to innovation and cultural, community, sport and training uses.





The projects we build reveal the historic heritage of each site.

Fadia Karam

CEO, Espaces Ferroviaires,  
Chief Business Development Officer,  
SNCF Immobilier

# Revealing the potential of key sites

Usable rail land in city centres is often connected to transport nodes and stations. As such, it provides a unique opportunity to strengthen strategic links within the metropolitan area.

Espaces Ferroviaires is working hard to create sustainable and exemplary pilot neighbourhoods known for their quality of life and contemporary urban appeal.



the heart of Toulouse—and meet the goal for the Grand Matabiau-Quais d'Oc urban renewal project: keeping pace with demographic and economic growth in the metropolitan region.

Toulouse  
**Raynal Sernam**  
New business district with metropolitan flair

As part of the Grand Matabiau-Quais d'Oc urban development zone, the Raynal-Sernam project will transform the city's rail station into a multimodal hub and connect adjacent districts with the historic city centre beyond the Canal du Midi.

Centred on the existing rail facility, this 2.8-ha development aims to combine growth with good quality of life, with 10,000 sq m of housing, 53,000 sq m of offices and 2,000 sq m of community activities and services.

By offering both standard and alternative commercial options, this mixed-use project will reshape

# Building trust

Success takes know-how and technical expertise, but more importantly, it takes trust. The kind of trust that drives and energizes, that helps see projects through to the end.

Working with trust is a core component of our culture and vision. It's how we envisage the many projects we have planned over the next 10 to 20 years throughout France.



Bordeaux  
**ZAC Saint-Jean**  
Partnering for success

Three projects—Amédée Nord (1.6 ha), Amédée Sud (1.9 ha) and Gattebourse (7.5 ha)—all lie in the heart of the Saint-Jean Belcier development zone in Bordeaux, coordinated by EPA Bordeaux Euratlantique.

On these three sites, Espaces Ferroviaires will create a total of 101,000 sq m of mixed-use space, with an additional 22,000 sq m to be developed by ICF habitat Atlantique.



Espaces Ferroviaires is SNCF's spatial planning and property promotion subsidiary, and a part of **SNCF Immobilier**.

## SNCF IMMOBILIER'S 4 MISSIONS



Manage SNCF facilities, adapting workplace environments to employee needs through space planning, amenities, services and more.



Manage and optimize SNCF's portfolio of commercial, social, industrial and rail properties (excluding stations and transport infrastructure).



Develop and monetize disused rail land and buildings, and develop urban and real estate projects through our spatial planning and property development subsidiary Espaces Ferroviaires.



Operate residential properties and act as a social landlord through ICF habitat and the 90,000 housing units it manages (95% social housing).

These core activities work in synergy, backed by our in-depth knowledge of SNCF's property portfolio and local market conditions.

## KEY FIGURES

8.5 million sq m of industrial and commercial buildings, as well as social housing. SNCF Group owns 12.5 million sq m in all.

20,000 ha, including 3,000 available for immediate urban development.

90,000 housing units, 95% of them social housing. Each year, we build or acquire an average of 1,000 additional units.

41,000 users in SNCF commercial properties.

Nearly 2,800 employees, including 1,560 at ICF habitat alone.

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