

# Espaces Ferroviaires transforming the city

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

ESPACES  
FERROVIAIRES





**At **Espaces Ferroviaires**, we're 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 to create effective and replicable solutions for the cities of tomorrow.**

# Espaces Ferroviaires

## Responsible spatial planning and real estate development

### Our missions

Espaces Ferroviaires is part of SNCF Immobilier, SNCF Group's planning and property development subsidiary. Our role is:

- ▶ developing and converting properties unsuited for rail operations
- ▶ planning and building real estate projects as developer or co-developer

We work in partnership with local authorities, residents, and public and private-sector stakeholders.

### 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



# France's only public redevelopment planner operating nationwide

- ▶ active in 10 major cities and metropolitan areas
- ▶ over 30 urban development sites
- ▶ scope for 2 million sq m of construction



## Our purpose



Rehabilitate 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

# A new lease of life with pop-up projects

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.

## Great urban projects on extraordinary sites

Unused rail properties occupy vast parcels of land woven through the urban fabric. **These complex and strategic sites hold immense potential** for developing the 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**. We transform them into lively new eco-neighbourhoods that offer a sustainable, modern quality of life in tune with the changing needs of our cities and society..

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



At SNCF Immobilier, we play a major role in transforming the city. We maintain an ongoing dialogue with our partners to ensure that we make the most of SNCF's magnificent railway heritage. Espaces Ferroviaires' planning and development work makes us experts in urban regeneration and a privileged partner in building the cities of tomorrow together.

**Katayoune Panahi**  
CEO, SNCF Immobilier  
and Chair, Espaces Ferroviaires

## 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 complex, 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, these offices have earned both HQE (high environmental quality) and BREEAM Very Good certification, as well as the BBC-effinergie 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. 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 metropolitan 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 with regular workshops and oversight committees, with contributions from designers, operators, the City of Paris and Espaces Ferroviaires.

# Delivering tailor-made solutions

Urban development:

## Overseeing projects from start to finish

From clearing railway lands and drawing up development projects to planning, building and promoting real estate, Espaces Ferroviaires **brings adaptive reuse to life**, reimagining entire built-up sites to make them part of the city around them and create vibrant new neighbourhoods.

To create these new urban spaces within the city, 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 participation agreements with the city for urban partnership projects (PUP). 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.

We deliver **customized solutions at all stages of development by remaining open, agile and 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 bigger historic 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 with each 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 with care, working collaboratively with local stakeholders to meet their needs and expectations.

**Fadia Karam**  
CEO, Espaces Ferroviaires and Head  
of Business Development,  
SNCF Immobilier

## Toulouse Gare Basse

## 1Pulsion

Weaving nature into the mix



Espaces Ferroviaires is promoting **13,000 sq m** of new office space in Toulouse, behind the former marshalling yard at Raynal. Located in the heart of the city's massive Grand Matabiau-Quais d'Oc project, this sleek structure was designed and built by GA Smart Building, Leclercq Associés architects, and the DD Etamine consultancy, and fits easily into its surroundings. Its three core components—base, office building proper, and parking silo—are woven into a harmonious whole, with **840 sq m** of tree-planted terraces and a spacious **1,160 sq m** landscaped garden promising comfort and quality of life for future users.



## Rennes

## Beaumont

An 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 that's 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 **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

Transforming the urban landscape means working for consensus, one day at a time. At Espaces Ferroviaires, we believe in an open, cross-disciplinary approach that brings together all stakeholders—SNCF landowners, local authorities, operators, investors, managers and users.

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

Right from the start, we work with economic and social actors and consult with residents: 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 underway, through walks, exhibitions, workshops, public meetings and more.

All stakeholders are invited to take part—residents, local business owners 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, **8,200 sq m** of activities including **1,000 sq m** of urban logistics sites, **1,500 sq m** of local retail, a day nursery and a school complex.

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



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.



# Imagining and creating sustainable neighbourhoods

Our commitments at our urban development projects in Paris:



**70%**  
recyclable waste



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



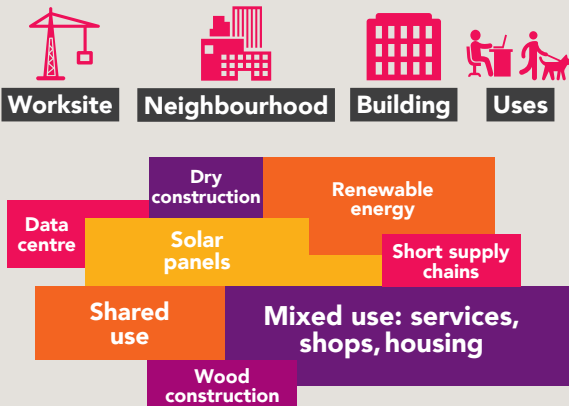
**+50%**  
renewable energy



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

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 instil a new neighbourhood dynamic founded on social cohesion, opportunities for personal fulfilment and, of course, economic development

## Innovative collective solutions at every level



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

Our role is based on understanding the big picture: we offer new ways of living and working in adaptable, multi-use buildings. But we're also dedicated to modernizing urban services, as well as building and neighbourhood management models. We want to 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,  
and Head of Business  
Development, SNCF Immobilier



Paris 12 — Gare de Lyon Daumesnil  
**Les Messageries**  
 From rail site to low-carbon district



Paris 12 — Les Messageries  
**Messenger - Lot B1**  
 1st commercial building  
 in the new Les Messageries quarter

Created by architects Franklin Azzi and Hame, this is the first building developed by Espaces Ferroviaires in Paris. Its ambitious eco-friendly features are designed for the highest environmental certifications—HQE and BREEAM Excellent, E+C-, R2S and BiodiverCity. The site's architecture, featuring transparent facades and trees planted through its centre, links it closely to its surroundings. Innovative use of structural wood and ground-level community spaces will integrate it into the neighbourhood and enable it to keep pace as the city continues to change.

At Gare de Lyon-Daumesnil, 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** social housing units at subsidized, intermediate 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 Lyon station, and an urban logistics hub.

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

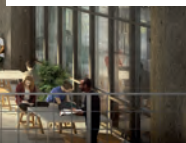
At Les Messageries we're working with Ademe, France's Environment and Energy Management Agency, to create a positive-energy, low-carbon district. In particular, Ademe is assisting with operational development of renewable energy solutions.

# Ingenuity driving innovation

Our commitment:  
Create neighbourhoods  
and buildings that  
meet societal and  
environmental  
challenges with viable  
low-carbon building  
solutions that  
are sustainable  
and resilient.

In a world facing radical change, Espaces Ferroviaires is working to create the cities of today—and make the cities of tomorrow possible. Our goal is to harness the energy of public–private synergy, work closely with end users and communities, and learn from past success stories.

We're using **new methods of urban and property development**, bringing operators into the process early on to devise comprehensive investment and management solutions. This was our approach for Ordener-Poissonniers in Paris. By pooling knowledge and expertise, we're pushing the envelope towards cities that are more attractive, inclusive and resilient. Most importantly, this approach **fosters vigorous innovation ecosystems** that bring non-profits, communities, and businesses together at local level.





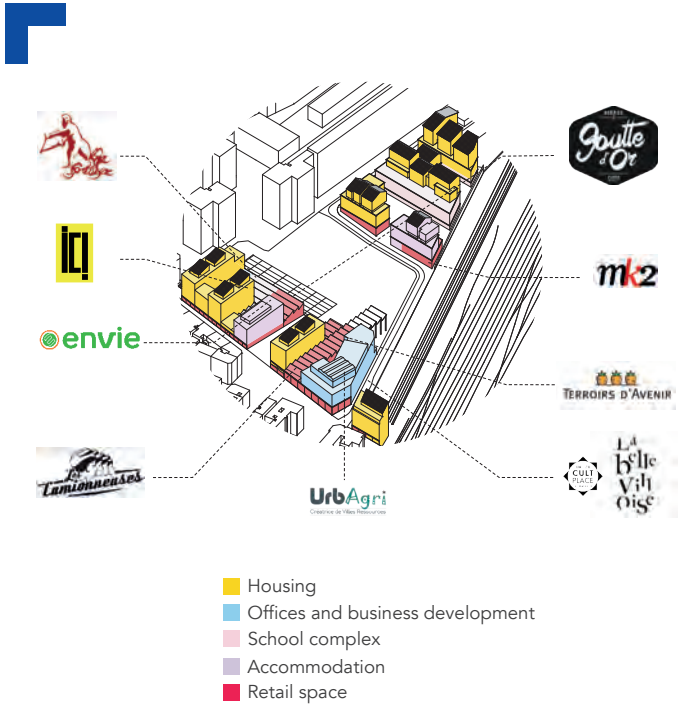
Paris 18 — Ordener-Poissonniers  
**Jardin des Mécanos**  
 Carbon-neutral, innovative, diverse

The **3.7-ha** rail depot at La Chapelle in Paris’s 18th arrondissement that once served Gare du Nord station is being rehabilitated to become the first low-carbon district in north-eastern Paris.

As the site’s spatial planner, we’re committed to 2030 framework targets and are working with operators Emerige/Ogic to produce a carbon-neutral district that will qualify for E3C2 certification or RE 2020 equivalent. Special features include a system of solar roof tiles. Partners are dedicated to reducing the project’s carbon footprint through a mix of renewables and energy recovery.

The project will rehabilitate historic buildings to create **72,100 sq m** of housing, offices, retail, and public/cultural amenities. It will also include around **2.1 ha** of landscaped public spaces, feature a **1.5-ha** garden.

We took an innovative approach to working with project stakeholders, encouraging developers to propose plans for the neighbourhood as a whole, for both legacy buildings and active ground floors. As a result, the project is grounded in contributions from engaged partners dedicated to innovation and cultural, entertainment and training projects. It emphasizes short supply chains and the social and solidarity economy.



# Revealing the potential of key sites



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

**Fadia Karam**

CEO, Espaces Ferroviaires,  
and Head of Business  
Development, SNCF Immobilier

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

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

Toulouse

## Raynal Sernam

A 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 multi-modal 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 and high quality of life, with **20,000 sq m** of housing, **42,000 sq m** of offices and **2,000 sq m** of community activities and services.

By offering both standard and alternative commercial options, the mixed-use project will reshape 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 area.



# 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.





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

## SNCF IMMOBILIER'S 4 MISSIONS



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



Adapt workplace environments to employee needs through facility management that delivers integrated services



Develop and monetize disused rail land and buildings, and develop urban and other properties through Espaces Ferroviaires, its spatial planning and property development subsidiary



Develop accessible housing for all through ICF Habitat, acting as social landlord

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

## KEY FIGURES

### SNCF IMMOBILIER MANAGES:

8.2 MILLION SQ M OF  
INDUSTRIAL AND COMMERCIAL  
BUILDINGS, AS WELL AS SOCIAL  
HOUSING

20,000 HA OF LAND

95,000 HOUSING UNITS,  
85% SOCIAL HOUSING

OVER 2,800 EMPLOYEES



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