

BRY-VILLIERS-CHAMPIGNY

CREATE AN INNOVATIVE DISTRICT FROM SCRATCH

The arrival of the Grand Paris Express will serve as a foundation for the construction of a new district with housing units and services at the heart of an area that is still relatively sparsely populated. By Alain Piffaretti

Where the three towns of Bry, Villiers and Champigny meet, 120 hectares have remained undeveloped since the 1950s. It is partly on this site comprising former governmental land reserves (following the cancelation of the planned highway between Créteil and Roissy) that a new district will emerge around the future Grand Paris Express station of Bry-Villiers-Champigny. The area has a truly advantageous position with panoramic vistas of the Marne Valley on one side and Paris, including views of the Eiffel Tower and La Défense, on the other. The Grand Paris Express Line 15, the RER E (Eole) and the Altival BRT (Bus Rapid Transit) will be a great asset for the district. The Altival BRT will link, amongst others, Noisy-le-Grand in the north and Sucy-Bonneuil in the south. The station, which will be delivered in 2022 for the future district named "Marne Europe", will play an essential role as a foundation and focal

point. Overlooking Paris, it will have a large tower that will serve as a new landmark for the inhabitants. The architectural firm Richez - Associés, which was commissioned with its construction, designed a vast 15-meter high hall. The structure is to be visible from afar and, with its south wall entirely made of glass, should let in maximum light. Grindstone, characteristic of the houses along the River Marne and the railway viaduct against which the future station is to be built, will feature in the interior design.

ECO-FRIENDLY CONSTRUCTION TAKES CENTER STAGE

Société du Grand Paris decided to carry out a residential and business program adjacent to the station. The station and this adjoining project will be at the heart of the future "Marne Europe" Integrated Development Zone for which Epamarne (Établissement Public

d'Aménagement de Marne-la-Vallée) is the planner.

In all, 250,000 square meters of housing units and offices will be constructed. Soon, the extensive undeveloped wooded land will be covered in constructions, some of which will be eco-buildings (prioritizing the use of wood, solar panels on the roofs, etc.). In addition to the planned 1,200 housing units and about 80,000 square meters of offices, the program includes the construction of a 25,000-square meter shopping center, public facilities (schools and a gymnasium), an auditorium and a cinema. Atelier Ruelle, managed by Gérard Penot (who received the Grand Prix d'Urbanisme for city planning in 2015), has been commissioned with the city contracting of the project and an ambitious road map. The heart of the district (about 110,000 square meters) was shortlisted for the Inventing the Grand Paris Metropolis call for proposals and its goal is to implement a multitude of innovations in terms of uses and services for the population, eco-construction and geothermal energy. The construction program is also expected to follow a "staggered rhythm", maintaining land reserves with the goal of leaving place for future surprising or unique architectural creations. The district must be a model and generate



The station and its large tower will serve as a new landmark for the inhabitants.



The maintenance and storage site for the Grand Paris Express in Champigny-sur-Marne.



DATA SHEET

- **COMPLETION OF THE STATION:** 2022.
- **SURFACE AREA OF THE URBAN PROJECT** 250,000 m².
- **ARCHITECTS** Richez-Associés (station), Atelier Ruelle.
- **PLANNER** EPA MARNE.
- **CITIES** Villiers-sur-Marne (28,200 inhabitants), Champigny (76,000 inhabitants) and Bry-sur-Marne (16,400 inhabitants).
- **AREA** Paris Est Marne et Bois (502,700 inhabitants).
- **MATURITY OF THE PROJECT** ★★★★★
- **STRENGTHS** Proximity of large employment areas, available land easements, few high-rise residential buildings.

Site shortlisted for "Inventing the Greater Paris Metropolis".



The "Marne Europe" district.

ripple effects on the neighboring districts. It is also expected to boost the emergence of a local economic cluster.

COMPLEMENTARY TO THE LARGE BUSINESS PARKS

According to Epamarne's projections, the services and shops essential for the inhabitants should generate about 9,000 jobs. The new district will take root in an area that is still relatively sparsely populated. Most of the population currently lives

in the areas comprising single-family homes on the outskirts of the future district. There are practically no high-rise residential buildings. In the immediate vicinity, however, there are large commercial parks composed of national and international stores as well as the large Les Armoiries shopping center. Between 2000 and 2012, more than 100,000 square meters of commercial parks have been built in this area where Bry, Villiers and Champigny meet. These large commercial parks represent significant sources of employment.