

3 PARIS

CASE STUDY

PARIS RIVE GAUCHE

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1. INTRODUCTION
2. CHARACTER
3. BACKGROUND
4. ZONING ANALYSIS
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TEAM

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DATE

02/15/2021



CASE STUDY

PARIS RIVE GAUCHE

STUDY AREA



SECTION

1] CASE STUDY INTRODUCTION

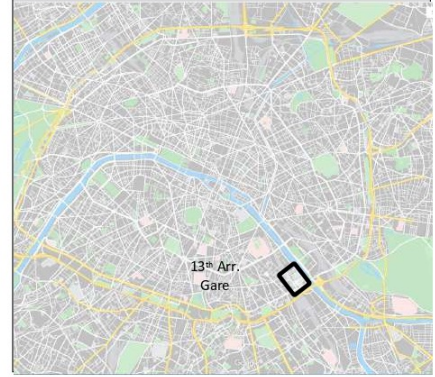
NEIGHBORHOOD



TITLE

1.1] LOCATION & OVERVIEW

CITY



CASE STUDY

PARIS RIVE GAUCHE

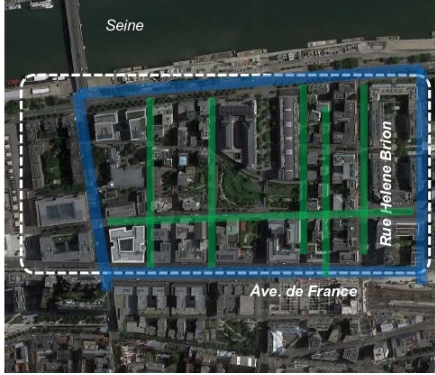
SECTION

1] CASE STUDY INTRODUCTION

TITLE

1.2] FOCUS AREA





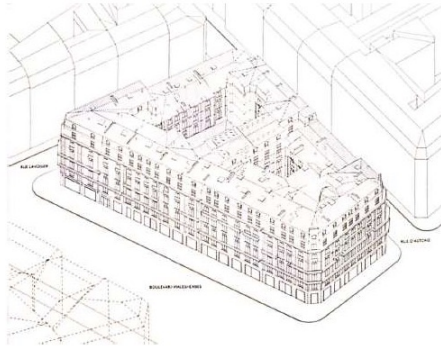
Primary Road

- There are 4 primary roads surrounding our case study area
- Primary roads are typically 4 way lanes and carry most of the through traffic

Secondary Road

- Secondary roads network connecting between primary road networks
- Secondary roads are typically narrower and have 2 lanes

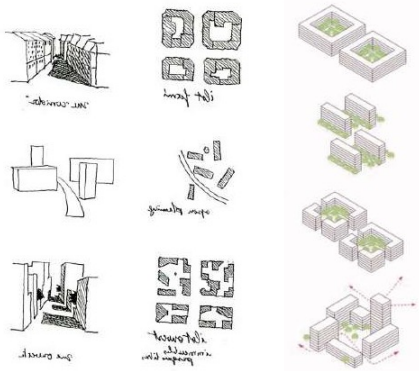
Typical perimeter block



Open block concept in the neighborhood includes student dormitory, affordable housing, gallery,



Îlot Ouvert (Open Block) by Christian de Portzamparc





Buildings on Rue Neuve Tolbiac

- Buildings on this road are typically 7-10 story buildings
- Those buildings are often mix-used with commercial in the ground floor and office/ apartment above it
- Buildings are modern and with glass façade



Buildings on Quai Panhard et Levassor

- Buildings on this road has bigger setbacks
- Most the buildings are modern style with large glass façade
- Buildings has larger footprint



Buildings on Secondary streets

- Buildings on this road are primarily apartment and office buildings
- They are typically 7-10 stories with modern building style and lighter façade



Green space

- There is a large open/green space in the study area
- This park has a pedestrian bridge that connects the road on both sides
- The pedestrian bridge has an elevator



Urban garden

- This urban garden takes part of the building land
- There is an entrance to the garden but it seems locked from public access



Green pathway

- This pedestrian only green path way connects one primary road and one secondary road
- With bench installed, this is also a great public area to socialize

17th Century



18th Century



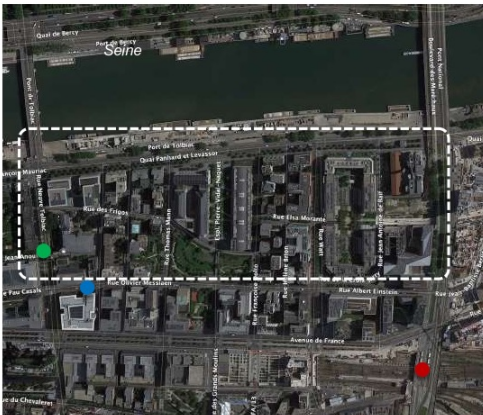
19th Century Haussmann's renovation



- City transformed old housing to uniform brick buildings
- City build city infrastructure such as road, bridge, and sewage system
- Projects were often built around major squares and Avenues forming complete streets

- City had clear center line with multiple squares alongside it
- Value the relationship between public square and surrounding buildings
- Set maximum building height of 37m which is still applicable today

- Demolition of medieval neighborhoods that were deemed overcrowded and unhealthy
- The the building of wide avenues, new parks and squares
- Annexation of the suburbs surrounding Paris



● Tram Station

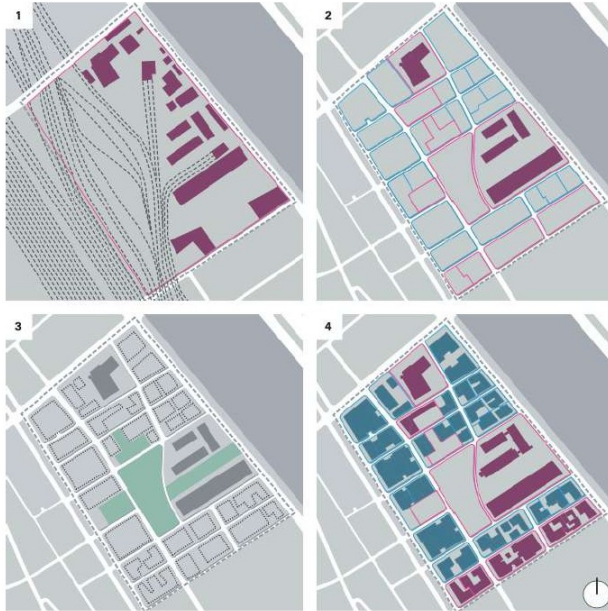
- There is a tram station on Boulevard du general jean Simon
- T3a Maryse Bestie

● Transit Hub-Bibliothèque François Mitterrand

- Located on Avenue de France
- Subway service 14
- Bus stops 62, 89
- Commuter trains

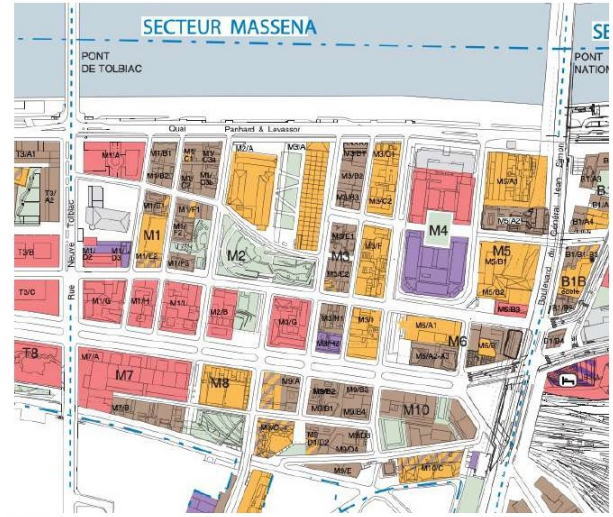
● Bike Lanes

- Clear bike lane markers
- Bike lanes are often shared with bus lanes
- There are bike parking racks on sidewalks

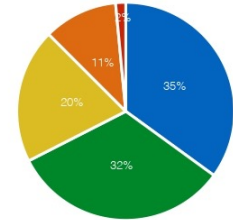


- Publicly owned land
- Privately owned land
- Public buildings
- Private buildings

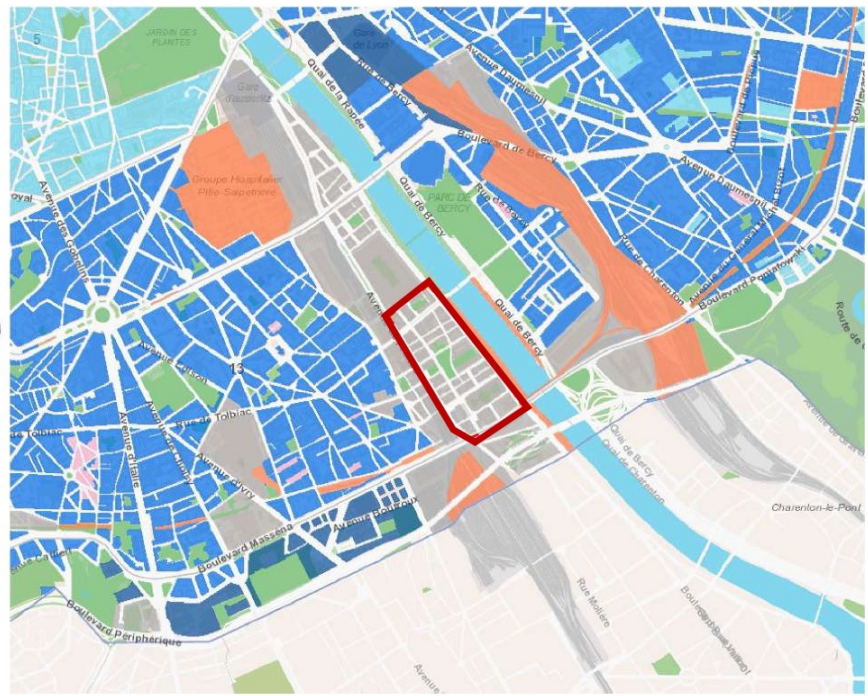
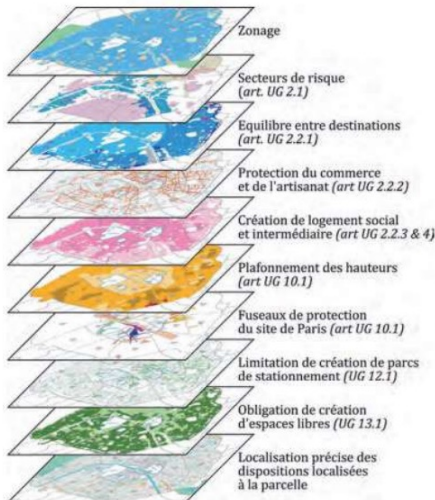
1. Conditions before intervention
2. Plot subdivision and ownership after redevelopment
3. Masterplan prescriptions for the building envelopes
4. Final state



- Offices
- Residential
- Activities
- Facilities

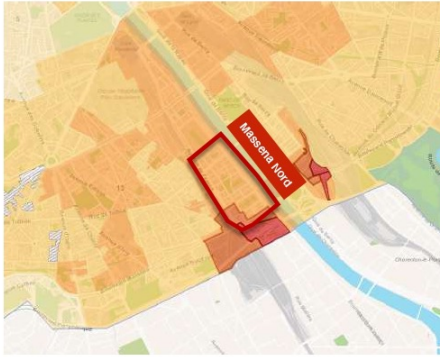


- Offices
- University
- Residential
- Stores
- Other

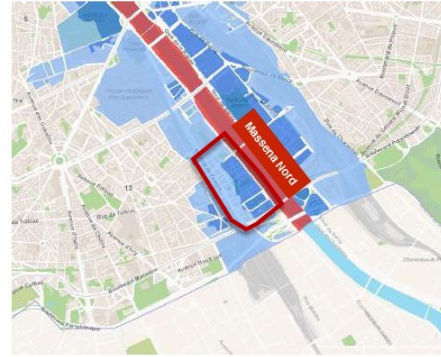
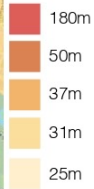


- UG (General Urban)
- UV (Green Urban)
- UGSU (Urban Services)
- N (Nature)
- UG (ZAC – Integrated Development Zone)

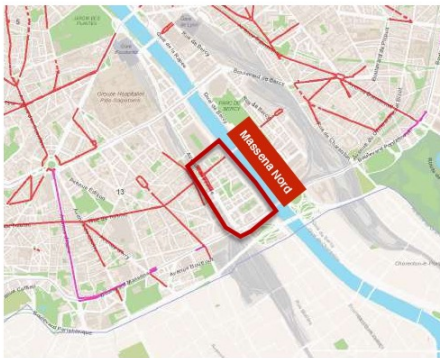
* All of Rive Gauche falls under ZAC



General Height Plan



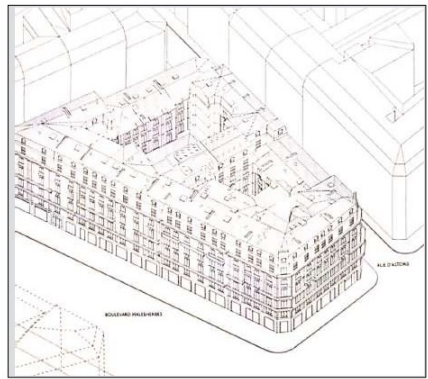
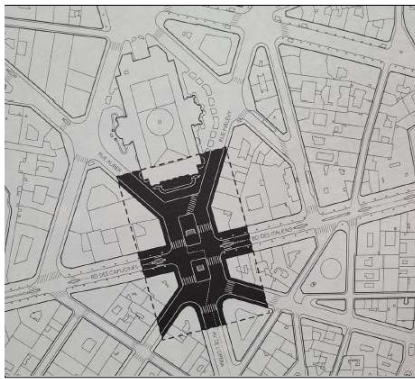
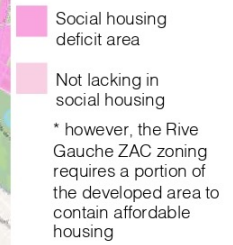
Floor Risk Prevention Plan



Retail Protection Plan



Social Housing Plan



Typical Housing Blocks in Paris
Jallon, Benoit. Paris Haussmann: A Model's Relevance. Park Books, 2017.

SUMMARY OF ZONING REGULATIONS (See Appendix for supporting research)			NOTES:
1	ZONING DISTRICTS	UG (General Urban) UV (Green Urban)	
2	LAND USE	Mixed-use Green space	
3	FAR	2.69	
4	SITE COVERAGE	40-50%	
5	SETBACKS	None (with exceptions for ZAC area)	
6	HEIGHT	37m (with exceptions for ZAC area)	
OTHER NOTABLE ZONING REGULATIONS			
7	Emprise Constructible Maximale	Vertical façade height (Band E), maximum building footprint	"Band E" the vertical height of the façade is roughly the equivalent of the width of the street
8			
9			

CASE STUDY	SECTION	TITLE
PARIS RIVE GAUCHE	4] ZONING ANALYSIS	4.4] EVALUATION

PROS	Cons
<ul style="list-style-type: none"> • The building code includes a section on sustainable energy, which allows for additional development height • Mixed-use nature zoning allows for a neighborhood that is well integrated in terms of amenities. • As can be seen in this neighborhood, Paris can be an exciting place for architectural innovation. • Form-based zoning codes allow for maintenance of quality-of-life standards 	<ul style="list-style-type: none"> • Difficult to find anything specific to the agreements of the Paris Rive Gauche ZAC (the exemptions from the overall Paris zoning plan) • Might not be as opportune to new developments due to severe restrictions on building envelopes.

CASE STUDY	SECTION	TITLE
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5A] APPENDIX - BIBLIOGRAPHY

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Carmona, Michel, and Patrick Camiller. *Hausmann: His Life and Times and the Making of Modern Paris* (2002).

Firley, Eric, and Katharina Gron. *The Urban Masterplanning Handbook*. Chapter 2: Masséna Nord (Paris Rive Gauche) (2014).

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Visual map of PLU de Paris. Mairie de Paris. <https://capgeo.sig.paris.fr/Apps/ParisPLU/>.