

Transformation of the AP-HP headquarters

At the heart of Paris, the former AP-HP (Public Assistance and Paris Hospitals) headquarters is undergoing a large-scale rehabilitation programme. The main objective is to turn offices into housing units and to create a welcoming shelter that fosters dialogue, provides a window to the city and where people of all profiles mingle for various purposes. The project features exemplary low-carbon renovation works and a supportive architecture that restores, adapts and maintains. The historical landmark is to become the first “building with a social and environmental mission.”

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KEY DATES

1858

The building was inaugurated as the headquarters for public service

2021

Launch of the public consultation for the conversion of the building as part of the 3rd call for projects of the “Réinventer Paris” programme

2022

The project is awarded to the joint venture comprising BNP Paribas Real Estate, Apsys and RATP Solutions Ville

2023

Opening of the real estate complex with the largest “third place” in Paris; a promising sign for the future of the project in the long term

2024

Beginning of works

2027

Completion of the project





“The low carbon objectives enable us to achieve the BBCA renovation label.”

Thomas Bergevin, Manager of the Complex Real Estate Operations unit, Heritage and Property Development department, AP-HP

INSIGHT FROM THE EXPERT

“The project awarded to the winning joint venture, which includes RATP Solutions Ville, is a complex one since it needs to blend into buildings that have a strong heritage identity. This entails justifying any changes to the building’s exterior or basement, with its remarkable arch ceilings, while creating high-quality housing units and encouraging the public to enjoy the activities organised on the ground floor, which was entirely closed off until then. Preserving the existing building as much as

possible, reusing and recycling dismantled materials, using bio-sourced materials, reducing energy consumption and using low GHG emissions sources: the project’s specifications were highly ambitious as regards the low-carbon aspect. Several commitments suggested by RATP Solutions Ville were particularly appreciated, such as the reuse of the heat produced by the metro network. An ongoing carbon assessment will be carried out throughout the operation, and a compensation will be granted to dedicated funds.”

KEY FIGURES

CATERING TO THE PEOPLE WHO NEED IT MOST

1,000m²
dedicated to social and inclusive economy stakeholders

6,000m²
of social housing units

2
shelters for women in difficulty

— ACHIEVING EXEMPLARY LOW-CARBON OBJECTIVES

90%
of the existing structure preserved

70%
of waste reused, recycled or recovered

— OFFERING BASIC SERVICES OPEN TO THE CITY, FROM WITHIN PARIS

20%
dedicated to healthcare services

30%
dedicated to solidarity projects

45%
dedicated to local services



PROJECT PARTNERS

Project management:
BNP Paribas Real Estate
Apsys
RATP Solutions Ville

Architects: Dominique Perrault Architecture with h2o, heritage architect, MBL Architectes (AJAP 2016), Nicolas Dorval-Bory Architectes (AJAP 2016) and Atelier Roberta (landscaper)

Technical and environmental design:
Zefco, Mobius, Arcadis and Vpeas

Project management assistance:
Le Sens de la Ville, Vraiment Vraiment and Plateau Urbain

Investors & operators: Base Commune, RATP Habitat, Paris Habitat, RATP Solutions Ville, Apsys, Aurore and RATP Real Estate



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The Bagneux-Châtillon RATP site

In the south-west of Paris, the Bagneux-Châtillon RATP site occupies 5 hectares comprising several sections of infrastructure dedicated to RATP's activities: a maintenance building open since 1998 for metro line 13, a technology building inaugurated in 2018 and a former bus depot that currently hosts urban logistics activities for last-mile delivery. RATP also partners with the public regional institution Vallée Sud Grand Paris and Île-de-France Mobilités to build a service station and storage depot for hydrogen buses as the first step to transforming the site.

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CALL FOR INVESTISSORS

In 2023, RATP Group is set to launch a call for investors regarding this site for the development of an industrial host site on a 9,000m² plot of land.





“This innovative project is in line with the regional ecosystem, dedicated to green and circular economies.”

Céline Tignol, Director of the Real Estate Division, RATP Group

INSIGHT FROM THE EXPERT

“We assist the cities of Bagneux and Châtillon as they revitalise the region that we have been occupying for 25 years with metro line 13’s maintenance workshop. The site is currently undergoing a transformation: upgrading works on the metro workshop, urban logistics trials led by Ecolotrans, response to the ADEME’s call for projects to build regional hydrogen-powered ecosystems managed by Vallée Sud Grand Paris.

By 2028, we aspire to achieve an industrial host site with different activities on every level: last-mile logistics, bus storage, office spaces, urban green houses, co-working and training areas, and so forth. In the future, the site will cater to mixed uses, thus fully blended in with local economy and urban services, notably green mobility. The Group is currently looking to form new partnerships to conduct this innovative urban project.”

KEY FIGURES

PURSUING A HIGH DEVELOPMENT POTENTIAL

1
hydrogen service station

1
hydrogen bus depot

1
electric bus depot

9,000m²
up for tender for logistics and business areas



Illustrations are not contractual.

Strong development potential for an industrial host site dedicated to green and circular economies:

Various scenarios are currently being studied. The project aims to overlay heavy-duty activities (urban logistics, bus storage, energy recharge platform, and so forth) on the basement and ground levels with lighter activities (start-up ecosystem, training and co-working spaces, and so forth). Upper levels will host agricultural activities (e.g., green houses and gardens).



Scan this QR Code for more information on RATP Group's real estate policy

The Belliard site

Nestled in the northernmost part of Paris' 18th arrondissement, the largest bus depot in the French capital takes on the challenge of opening itself up. As part of an ambitious urban programme titled Hybrid, the industrial hub will now feature various uses: housing units, offices, stores, activities and green spaces will cohabit with the industrial activity while it undergoes its energy transition.



KEY DATES

2022

Beginning of infrastructure works for the Hybrid neighbourhood

2022

Beginning of energy transition works on the bus depot

2025

Beginning of Hybrid building construction works

2025

Completion of the energy transition works on the bus depot

2027

Completion of the Hybrid project





“Through a relationship built on trust, the plot hosts a neighbourhood while remaining rooted in its industrial activity.”

Quentin Héron, Director of Urban Projects, Linkcity Île-de-France

INSIGHT FROM THE EXPERT

“This urban project embodies RATP’s goal to offer a decarbonised public service on behalf of Île-de-France Mobilités by carrying out the necessary works to enable the energy transition of its bus fleet. This iconic project is a testimony to the City of Paris’ aim to build a City over the city without distorting the site’s primary function: operating the Paris public

transport network. With its integrated model, Linkcity benefits from Bouygues Construction Group’s engineering expertise to meet the technical challenges that this complex real estate operation entails. A project of this scale would not be possible without a long-term trusted partnership between Linkcity teams and various RATP teams.”

— PROMOTING SOCIAL DIVERSITY

162
housing units

59
social housing units operated by RATP Habitat

4,600^{m²}
of office space

— ACCELERATING THE LOW-CARBON TRAJECTORY

2,000^{m²}
photovoltaic hall

36%
greenery

500^{m²}
of bicycle sheds

KEY FIGURES

INNOVATING FOR THE CITIES OF TOMORROW

240
buses parked every night in the bus depot

1
fully electric bus depot in 2025



PROJECT PARTNERS

BUS DEPOT
RATP GROUP, Île-de-France Mobilités

HYBRID
Linkcity and Brownfields (developers), RATP Habitat (social and transition housing), In’li (rent-to-own and intermediate rental housing) Kley (co-living), J2R (stores and premises for associations) Atlantic REIM (climbing gym)

ARCHITECTS
Marc Mimram Architecture & Ingénierie, Atelier JBMN Architects

LANDSCAPING
Ana Marti-Baron

ENGINEERING AND DESIGN
Environment: AMOES

WORKS
Bouygues Bâtiment Île-de-France (real estate programme) and its Brézillon subsidiary (infrastructure)



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The Ateliers Italie workshops

The Ateliers Italie workshops in Paris' 13th arrondissement features a mixed-use programme that places housing units, office space and a rebuilt maintenance hall together in one location to adapt the industrial facilities to changing transport equipment. With its new layout, the workshop provides staff with better working conditions. On this site, the refurbished Hovelacque building enabled the conversion of activity hubs into housing units. A living example of successful urban integration, this project has enabled the smooth coexistence of industrial and residential premises.

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KEY DATES

1906

Construction of the site to conduct maintenance operations on trains from the former southern metro line 2, known today as metro line 6

2018

Preparatory works for the demolition of *Hall Est* (eastern hall)

2019

Beginning of works on *Hall Est*, which include refurbishing and raising the Hovelacque building

2022

Completion of the Abel Hovelacque Essais building, trial runs of new MP89 carriages and commissioning of *Hall Est*





“Transforming existing infrastructure has become one of today’s greatest challenges.”

Léonard Lassagne, DATA Architectes for the Abel Hovelacque building

INSIGHT FROM THE EXPERT

“Due to the high quality of this 1960s office building’s structure, we eventually decided that the only works required were on vertical circulation cores, extension volumes and façades: during filling-in, these changes can easily be moved and replaced. The new façades guarantee the most sunlight and an unobstructed view for future residents, while the extensions are built in a metallic structure to be as lightweight as possible and preserve the building’s foundation. The rooftop now offers large terraces and distant views over the Paris skyline.

Apart from the obvious economic virtues of converting buildings, mainly in terms of materials and energy, there is a fundamental need to first consider what is already in place prior to taking any other form of action. We are convinced that the set of constraints placed by existing structures creates an incubator for fun and creativity. We can experiment and invent solutions through the infinite potential of reuse and recycling.”

— SUPPORTING THE METRO NETWORK AS IT CHANGES WITH THE TIMES

1,900m²
in the new *Hall Est*

3
elevated tracks
in *Hall Est*

1,150m²
of RATP office space

— ASSISTING CITIES IN THEIR TRANSITION

2,640m²
of green roofing
across the entire site

KEY FIGURES

CONTRIBUTING TO SOCIAL AND FUNCTIONAL DIVERSITY

4,100m²
of social housing

52
flats



PROJECT PARTNERS

Project manager:

RATP (Hall Est), RATP and RATP Habitat (Abel Hovelacque building)

Delegate project manager: RATP Real Estate (Abel Hovelacque building)

Architects: Anyoji Beltrando (master plan of the urban project), DATA Architectes (Abel Hovelacque building), Rouba Semaan/RATP (Hall Est)



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Netter-Debergue and Bizot sites

In Paris' 12th arrondissement, RATP has been developing a real estate programme at the 5,000m² site of a former sports centre. A few steps away from the Bizot site, RATP is building a brand-new gymnasium by refurbishing a former workshop. By combining housing, childcare facilities, a sports centre and green areas, the projects will contribute to social diversity. A new pedestrian walkway will open up access to and from the site, while an extension of the Debergue-Rendez-Vous public garden will create a green haven. Privacy, light and views over the park guide this highly environmentally positive project.

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KEY DATES

2019-2020

Preparatory works

2021

Beginning of works

Spring 2023

Completion of the Bizot site

End of 2023

Completion of the Netter-Debergue site





“Housing our employees and their families at the heart of the city.”

Claire Goudineau, Managing Director, RATP Habitat

INSIGHT FROM THE EXPERT

“The Netter-Debergue and Bizot sites are the perfect illustration of RATP Habitat’s mission: we build housing units for working-class families, some of which include RATP staff with modest or average salaries, closer to their workplaces. In addition, thanks to RATP’s plan to release and convert its property, we are creating public facilities that meet the expectations of regions and the requirements of their residents through these programmes. This is a small corner of the city integrating smoothly, while providing its range

of public services: facilities for young children, green areas and a gymnasium, a place to unwind at the heart of the city.

We will assist these families for the duration of their leases through our local network, represented on the field by our caretakers. Our human-scale company and employees committed to public service are the undeniable strengths that help us accomplish these projects that will improve each resident’s quality of life and support them in the long run.”

KEY FIGURES

— STRENGTHENING SOCIAL DIVERSITY

91
rental housing units

50%
social housing and 50% intermediate housing

1/3
of housing units reserved for RATP staff

— CREATING NEW FACILITIES

1,980m²
gymnasium

97
childcare centre vacancies

— ADDING GREENERY TO THE URBAN SPACE

900m²
of planted terraces

Over **2,500m²**
of public garden space



PROJECT PARTNERS

RATP Habitat, social housing subsidiary, offers a comprehensive and diverse range of housing options in the Île-de-France region to meet regions’ and residents’ needs. The Netter-Debergue site is the reflection of the subsidiary’s expertise in urban planning.

RATP Real Estate, an RATP Group real estate company, promotes the real estate properties of its clients in the public and private sectors, as a way of contributing to sustainable regions.

The City of Paris’s Division for green spaces and the environment leads the project to extend the Debergue-Rendez-Vous public garden. In the future, the city will also be responsible for managing the garden’s opening and closing hours.

Appointed architect: Guillaume Relier/R Architecture.

Appointed architect for the gymnasium: Think Tank architecture.



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Ateliers Vaugirard

Spread out over 2.3 hectares within the heart of Paris' 15th arrondissement, the upgrading works at Ateliers Vaugirard workshops will give way to a mixed urban project in which the workshops will be refitted to accommodate new rolling stock for metro line 12. In addition, 284 housing units will be built, along with public facilities for young children, a new lane and green roofs, to create a cool spot that will benefit the entire neighbourhood.

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KEY DATES

1910

Opening of the Ateliers Vaugirard workshops to conduct maintenance operations on trains from the former north-south metro line A, known today as metro line 12

2016

Beginning of preparatory works to restructure the Ateliers Vaugirard workshops site

2023

Completion of the new Equipment Maintenance Workshop (EMW) and 104 social housing units

2024

Full opening of the new lane

2023 - 2027

Completion of the four housing plots in increments

2029

Completion of the Train Maintenance Workshop (TMW)





“Throughout this project, we were in constant consultation with all stakeholders.”

Marion Le Gaudu, Project Manager with the RATP Group Real Estate division

INSIGHT FROM THE EXPERT

“Working on a large-scale construction site over a long period and in a particularly tight inner-city environment required careful anticipatory planning during the project design stage, before ground-breaking begins. The work involved was meticulous and collaborative, which we led together with all institutional and local stakeholders, and most of all with the residents, whom we have met through workshops to explain the roll-out of our project.

Throughout the construction phase, we have continued to consult with various parties through regular follow-up committees with resident representatives, during which we anticipate the upcoming sensitive construction phases. As such, we implemented mitigation measures and allocated time for discussions with a dedicated RATP facilitator. We will attentively continue our information and consultation sessions until the completion of works.”

KEY FIGURES

SUPPORTING ÎLE-DE-FRANCE RESIDENTS THROUGH THEIR MILESTONES

153
social housing units

131
private housing units

30
childcare centre vacancies

PROMOTING BIODIVERSITY

1
urban farm

6,379^{m²}
of green roofing

VITALISING THE REGION

3
local businesses

310
bicycle parking spaces

1
new lane to open up the neighbourhood



PROJECT PARTNERS

RATP: project manager for the urban project and workshops (EMW and TMW).

RATP Habitat: RATP Group social housing subsidiary that has been building, refurbishing and managing social housing, businesses and residences in the Île-de-France region for more than 60 years.

RATP Real Estate: delegate project manager and RATP Group’s real estate subsidiary, which has been developing complex urban transformation operations for 30 years to create sustainable cities.

DEVELOPERS AND PROJECT MANAGERS OF HOUSING PLOTS A AND C:

Icade - Emerige: private housing units
With the support of: City of Paris

ARCHITECTS:

Dominique Lyon Architectes: urban project and EMW

Hamonic & Masson: Plot A – building with 97 private housing units

Christ & Gantenbein/Margot-Duclot Architectes: Plot B – building with 104 social housing units

Ibos & Vitart: Plot C – building with 34 private housing units

Bénédicte Bouvier-Tirant/RATP: TMW
Atelier Martel, Abinal & Ropars: Plot D – building with 47 social housing units and 2 intermediate rental housing units



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The Kerria residence

In partnership with Woodeum, RATP Group has developed the Kerria residence in Charenton-le-Pont (94). It is the first product resulting from the partnership signed between RATP Group and Woodeum, as well as a first operation led as a co-promotion between the RATP Solutions Ville subsidiary and Woodeum, the French leader in wooden buildings. The building hosts 18 flats located from the third to the seventh floor, including five affordably priced housing units, and a commercial space on the ground floor. Building with solid wood is an environmentally friendly alternative to concrete. It can prevent the emission of approximately 750 tonnes of CO₂ and speed up projects; it is a promising solution to build a more sustainable and resilient city.

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KEY DATES

2019

Signing of an RATP/ Woodeum partnership concerning several sites

Summer 2021

Signing of a co-promotion partnership at the Charenton site and signing of a sale agreement

August 2021

Obtaining the construction permit

2022

Works start

June 2024

Scheduled delivery of housing units

September 2024

Scheduled delivery of the commercial space





“It is now possible to allow the city to breathe and to improve the quality of life for city-dwellers by using primarily organically sourced materials.”

Charles Gallet, architect, Leclercq Associés

INSIGHT FROM THE EXPERT

“Our project is set to be part of an already well-developed neighbourhood that is well served by various types of transports. The residential building will seek to blend in, while giving a modern image of inner Paris buildings. The work site is very much constrained by existing buildings, the majority of which will be preserved. Spaces that belong to RATP Infrastructures

(rectification substation, lighting and strength post) will remain on the site and trigger complex technical interfaces in project volume (high ventilation of the rectification substation, emergency exit). It is in line with an environmentally friendly approach that seeks to grant residents increased comfort and to obtain a more natural city.”

KEY FIGURES

CREATING A PIECE OF THE CITY

1,480 m²
of total floor surface created

18
two-to-six-room housing units

25%
rent-controlled affordable housing units

30
months of works

— MASTERING THE BUILDING PROCESS

4
months of worktime saved with the off-site construction of wooden structures

6 to 8
times less lorry flow than with a traditional concrete structure

750
tonnes less carbon emissions compared with traditional building methods



PROJECT PARTNERS

Project ownership:
SCCV between RATP Solutions Ville and Woodeum

Project management:
Leclercq Associés (architect)

Project execution:
INNOVIA

RATP (landowner, sold the volume required for the project)



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