

EUKN Case study

1. Title	Urban Renewal Project of Corbeil-Essonnes, La Nacelle and Montconseil	M(andatory)
2. Project start date	2001	M
3. Project end date	2009	M
4. Contributing country	France	M
5. Covering city	Corbeil-Essonnes (Essonne) Neighbourhoods La Nacelle and Montconseil	O
6. Rating		O
7. Main placement	Urban renewal	M
8. Keywords		M
9. Introduction	The Urban Renewal Project of Corbeil-Essonnes is the result of the bond of residents to their neighbourhood benefiting from environmental qualities, the volition of the City of Corbeil-Essonnes to improve quality of life and security, and the will of the social housing company Immobiliere 3F to enhance its housing stock and the services provided to its tenants.	M
10. Summary	<p>Newer housing estate areas (built in 1971)</p> <p>The City of Corbeil-Essonnes (39 951 citizens and 42% of social housing) is engaged in three urban renewal projects which concern more than a third of its population (50% of the population lives in an critical urban area(ZUS)). Since 2001, the city and Immobilière 3F (Résidence Urbaine de France) commit themselves to an urban renewal project including two neighbourhoods, La Nacelle and Montconseil to improve the quality of life of their inhabitants. Initially, the project was limited to a light redevelopment program. The project grew to fulfil the main commitment of the city and Immobilière 3F: changing the appearance of the neighbourhood within five years.</p> <p>The renewal project impacts changes benefiting to all residents of La Nacelle and Montconseil.</p> <p>This integrated project gives a special focus on physical and social dimensions. A consultation approach enables to associate inhabitants to the definition of the project. It also brings into play a large diversity of actors - residents, associations of inhabitants, different social housing companies, local and national government institutions - dealing with different neighbourhoods of the city.</p> <p>The aim of the project is to recreate quality and a secured environment, enhanced and diversified housing, public space, services and public facilities for the inhabitants of this area. This ambitious project including demolition, rehabilitation, residentialisation and remodelling of sites planning should be finalised in 2009.</p> <p>Serge Dassault, mayor of Corbeil-Essonnes and Yves Laffoucrière, Immobilière 3F general director, laid the foundation stone of the first urban renewal new building of 57 housing units at La Nacelle on the 16th of December 2005. On the 31st of March 2006, the foundation stone of 55 social housing units new building at Montconseil took place likewise in the presence of Bernard Fragneau, Préfet of Essonne, Philippe Van de Maele, ANRU General Director, Jean-Paul Huchon, President of Conseil Regional of Ile-de-France, Michel Berson, President of Conseil Général of Essonne.</p> <p><i>Why was the area selected for an intervention?</i></p> <p>Both neighbourhoods, La Nacelle and Montconseil are urban enclaves despite the proximity with the city centre and natural environment which could be regarded as assets. They equally suffer from a negative image, linked to awry urban planning and buildings' physical conditions.</p>	M

	<p>Both neighbourhoods are classified as priority sites for urban development projects (critical urban areas) and suffer from all characteristics of deprived area: insecurity, financial precariousness, declining quality of housing stock and built environment.</p> <p><i>What is / was the purpose of the physical and planning measures in the area?</i> The urban renewal project of La Nacelle and Montconseil is a global, coherent and ambitious programme. The goals of the urban renewal project of La Nacelle and Montconseil are :</p> <ul style="list-style-type: none"> - To improve quality of life and built environment - To improve the organisation and the internal mechanism of the neighbourhoods - To open up the neighbourhoods to make it more integrated to the city and to the region - To develop urban cohesiveness and social balance at the city level - To promote Sustainable Development - To build a neighbourhood adapted to new living standards and to the demand of the residents - To promote consultation of the residents and participation of associations for the elaboration and implementation of the project <p><i>Which physical and urban planning measures contributed to the enhancement of the living standards in the deprived area?</i> The urban renewal of La Nacelle and Montconseil is based on :</p> <ul style="list-style-type: none"> - Redeveloping neighbourhood planning by an important program of demolition / reconstruction / rehabilitation and residentialisation - Diversifying of the housing stock - Public space settlement and plotting of new ways and roads: the land settlement of La Nacelle and Montconseil needs a strong intervention on public space and infrastructures - Improving services, facilities and infrastructures <p><i>Which measures were less successful?</i> The covered parking in la Nacelle was an uncontrolled place with increasing insecurity and inhabitants deserted it. In July 2000, the first solution was to condemn it and to demolish part of it. It created a lack of parking space at the scale of the neighbourhood, untamed parking invading public space. This first setback led to an orientation of thoughts to a global approach to treat the parking problem, diminish density the site and open public space towards the City. Also, main difficulties were linked to difficulties for inhabitants to get interested to the global project and to understand the aim of rehousing strategy. A consultation policy was built to answer it and to make the social life of La Nacelle and Montconseil benefit from the urban renewal project of Corbeil-Essonnes.</p>	
<p>11. Issue</p>	<p><i>Which of the following problems marked the urban district as a deprived area?</i></p> <ul style="list-style-type: none"> X Physical problems – Awry urban planning and defective condition of the buildings, declining quality of housing stock and built environment. X Social problems - insecurity, financial precariousness X Marketability problems – negative image <p><i>What issue is addressed? What is the context of the practice?</i> La Nacelle and Montconseil are two adjoining neighbourhoods which form a large deprived area characterised as an urban enclaves by a negative image and urban blight process. At the South Ouest of Corbeil-Essonnes, La Nacelle is a social housing project constructed in 1971 by I3F and is composed of 500 apartments. A first</p>	<p>M</p>

	<p>rehabilitation program was realised in 1990 and 1991 with building, apartment, collective and public space update. Nevertheless the general aspect of the building gives an impression of being in good condition, the detailed analysis of the building presents the obsolescence of many parts (private equipments, security, construction norms).</p> <p>The urban planning leads to isolation of the neighbourhood, notably by a parking silo of 190 places linked to a high tower building, and the absence of inside traffic ways. The inside pedestrian traffic system is organised as no way roads leading to insecurity.</p> <p>However, public services and equipments (schools, sport facilities) are various, as well as businesses (shopping centre and neighbourhood shops), good accessibility by public transportation (bus and train) and car (A6 highway and N7 National Road) which represent assets taken in account for the redevelopment project.</p> <p>Situated at the South of Corbeil-Essonnes, Montconseil area is composed of 1800 apartments including 75 % of social housing owned by I3F (710 housing), Logement Français (452 housing) and Opievoy (208 housing). The neighbourhood has various public, social and academic equipment and good accessibility by public transportation (5 bus lines). Nevertheless, Montconseil is cut from the rest of the City by two main roads (N7 National Road on West side and N9 National Road on the East side), which have not been conceived as urban roads. The secondary road system reinforces isolation of some parts. The 1370 social housing project of heterogeneous high tower buildings are concentrated in the heart of the neighbourhood. No global planning was made and housing buildings accessibility is wrongly made, with no differentiation of private and public space leading to security and management problems. Despite of renovations made in the past, signs of obsolescence of apartments and collective space are visible.</p> <p>Businesses inside the neighbourhood are in decline.</p> <p>Both neighbourhoods classified as priority urban development areas counting 6025 inhabitants cumulating social problems as financial precariousness and unemployment. 40 % of population between 15 and 24 years old are unemployed.</p>	
<p>12. Approach</p>	<p><i>Which of the following physical strategies were used in the deprived area? Please clarify one or more of the following options:</i></p> <p><input checked="" type="checkbox"/> physical strategies to improve physical problems</p> <p><input checked="" type="checkbox"/> physical strategies to improve social problems</p> <p><i>What priority is/was given to physical strategies in the integrated action plans for this deprived areas?</i></p> <p>The renewal project of La Nacelle and Montconseil in Corbeil-Essonnes has been extended to the entire neighbourhoods to constitute a global and coherent scheme at the local and at the neighbourhood scales:</p> <ul style="list-style-type: none"> - Plotting of new ways and roads: urban normality is created by a new transit network organising the neighbourhood in urbanized plots - Taking in account practices and demands of the residents for the use of collective and public spaces - Residentialisation: defining building plots where semi-public and private space can be distinguished. For each building, semi-private space is defined as well as parking spaces. The residentialisation favours the division of neighbourhoods in different plots with various possibilities of mutability - For the new buildings, the dimension and the quality of the plots reflects the housing scheme mutation - Favorising construction of small buildings (10 to 20 apartments) and housing estate 	<p>M</p>

- Rehabilitating the rest buildings to favour a general upgrading of the neighbourhood and avoiding the opposition between new and old buildings
- Attracting more economically productive people to create social diversity with the construction of new typologies of housing
- Promoting sustainable development for constructed and rehabilitated buildings as well as pedestrian and bicycle movement

Which physical and urban planning measures are/were carried out in the practice?

A global and ambitious planning scheme aims to enhance living environment, organisation and functioning of the neighbourhood through demolition, rehabilitation, residentialisation, construction of new housing, remodelling of plots and land tenure.

135 social housing are demolished in La Nacelle and 708 in Montconseil (442 apartments belong to Immobilière 3F, 14 to Opievoy and 252 to Logement Français), and the different partners agree on the necessity to demolish also 200 more social housing belonging to Logement Français in a longer term.

138 social housing are constructed in La Nacelle. To conciliate reduction of density and quantity of new social housing at the level of demolition, 60 new apartments are situated outside the neighbourhood: 30 houses built in 2002 at the neighbourhood limit and 30 houses in another City, Coudray-Montceaux.

The Association Foncière Logement participates to the project with the construction of 17 private apartments to rent.

At Montconseil, 708 new housing units are constructed, 428 are built in the neighbourhood (13F 228 housing units and Logement Français 200 housing units) as small apartment complex (3 floors buildings). 280 apartments are constructed in other neighbourhood of Corbeil-Essonnes, in neighbouring cities as Saint-Pierre du Perray and Coudray Montceaux, and other cities of the Essonne department.

A special care is also given to rehabilitations and residentialisation of the old buildings. The residentialisation of the buildings will be made by the construction of a gate for each residency integrating an access control, new public light and urban furniture, new parking spaces, spaces dedicated to waste selection for recycling purpose, back-court play, and plantations of plants, trees and lawn grass.

The residentialisation also aims to remodel public and private spaces for a particular function and clearly identified use to prevent conflict and create small residential units suitable for its inhabitants.

The complete rehabilitation of 268 housing units is made by I3F in Montconseil including renovation of equipments of private and collective parts. At La Nacelle, 362 apartments are also renovated: complete repairing of bathrooms, electricity, and amelioration of security, acoustic and visual comfort. Collective space are also taken care of with isolation of roof, renovation of entrance and staircase, norm of security standards, modernisation of elevators, installation of collective aerial antenna.

The road system is restructured for a better organisation and hierarchy of space and to open and link the neighbourhoods to the city. It is made from a though at the neighbourhood scale to enhance pedestrian and bicycle move with the creation of various tree-planted promenade inside the neighbourhoods, to reinforce accessibility to public and cultural facilities (mediatheque, second school, gymnasium). New public parks are built with creation of garden, adventure playground and sport playground for teenagers at the place of the demolished shopping centre in Montconseil.

The renewal project will at last participate to an increase of population of 300 units in Montconseil who will seek for school, child care centres and quality amenities. For this reason, a special effort is made to improve public equipments of the neighbourhoods.

	<p><i>In which way can the project be seen as an integrated project?</i> The project in an integrated project, by its physical and social dimensions and the partnership structured.</p> <p><i>In what form and to what extent are private investors financially involved in the urban planning strategies in the deprived area?</i> In 2001 in La Nacelle, a first urban renewal project part leads to the demolition of the covered parking and a high tower building of 59 apartments as well as two high tower buildings to create two inside roads. In 2002, the project was presented by the City and I3F to Jean Louis Borloo, Minister of the City and the project then evolved to a more global and large scale project. In March 2003, a new version of the project was presented to the residents during a public meeting at the Departmental Direction of Equipment. The critics were made pointing out the fear of increased car traffic, new housing project considered as too dense, and lack of public parks to develop. The reworked project, taking in account inhabitants comments was presented to them in September 2003, and is the base of the actual project. The Mayor of Corbeil-Essonnes, conscious of the need of consultation and the necessity to give a structure to it to promote regular exchanges between political representatives, institutions and associations, decided to create a Consultative Comity of Inhabitants in mars 2004. One meeting every three months is organised and this frequency can go higher when necessary. I3F organised also its own meetings with a group of relay residents representing all the tenants of La Nacelle, and was often consulted since 2002 on Management of Proximity (GUP) questions. Also, different newspapers, letter from the Mayor and other meetings were made for tenants concerns. Rehousing strategy is also a main focus, with the participation of different actors of the project. A Charter of Rehousing has been signed presenting commitments of I3F to propose housing apartments from its housing stock, fitting requirements from the households as possible, to take care of all expenses due to relocation and organise the possibility of a right to come back to the neighbourhood for inhabitants being relocated outside the neighbourhood during the construction process, and to give them the possibility to get relocated in the new buildings of the urban renewal project. Special care has been given to families with unpaid rent, to help them with a technical comity of unpaid rent to get relocated with a clean financial situation. Immobilière 3F commits likewise to insertion program, by promoting the formation and recruitment of residents of the neighbourhood for the implementation of the project. A Charter of insertion has been signed with the commitment by master builder enterprises to hire 10% of labour force through insertion program.</p> <p><i>What was the role of public consultation, particularly when involving inhabitants of immigrant origin?</i> The urban renewal project of La Nacelle and Montconseil is particular by the place given to consultation between different actors, especially to inhabitant's participation.</p>	
<p>13. Results</p>	<p><i>What are the key results? How effective was the urban planning project in enhancing living standards in this deprived areas?</i> The key results are to organise a better integration of La Nacelle and Montconseil areas to the city of Corbeil-Essonnes and to the Region. There has been both an improvement of the life for the residents and of the potential to attract a more diverse population. The main result of the urban renewal project is to revert urban blight process.</p>	<p>M</p>

Do the results conform to the expectations?

A convention between the different actors is actually negotiated between ANRU, the City of Corbeil-Essonnes and social housing companies. The project is submitted to an annual evaluation by ANRU on its social, environment and economical impacts. The master-builder commits himself to respect time table, financial program, reconstitution of housing stock and rehousing policy. For Immobilière 3F, a mid-term evaluation is carried out in October 2006 by a Workgroup on Urban Quality.

The Workgroup on Urban Quality is made of urban experts: architects, urban planner and sociologist. The project is considered as a collective process, fruit of debates between different actors. Furthermore, Immobilière 3F considers Urban Quality as a priority. The expert workgroup is charged to analyse and evaluate urban quality of the project, to identify planning and urban problems that would have been underestimated or not treated yet. Its participation can lead to new elements of dialogue between different actors involved to improve the project. The Quality Workshop evaluation Corbeil-Essonnes urban renewal project in October 2006.

Schedule of operations La Nacelle	End of Works
1 st phase of demolition (59 housing units)	October 2005
1 st phase of construction of 54 new housing units	March 2007
2 st phase of demolition (76 housing units)	June 2007
2 nd phase of construction of 24 new housing units	June 2008
Construction of New housing by La Foncière	June 2008
Rehabilitation and residentialisation of buildings	September 2008
Remodeling of public space and road network	March 2009

Schedule of operations Montconseil	End of Works
1 st phase of demolition	November 2005
1 st phase of construction of new social housing buildings	March 2007
2 st phase of demolition	October 2006
2 nd phase of construction of new social housing buildings	December 2007
Rehabilitation and residentialisation of buildings	
Immobilière 3F	October 2006
Logement Français	September 2006
Remodeling of public space and road network by City of Corbeil	July 2006
Construction of New Buildings Saint Pierre du Parray	June 2008
Construction New Buildings Coudray-Montceaux	November 2006
Construction of new school building by City of Corbeil	June 2007

	<table border="1" data-bbox="507 192 1240 255"> <tr> <td data-bbox="507 192 863 255">Construction of new community centre building by City of Corbeil</td> <td data-bbox="863 192 1240 255">June 2007</td> </tr> </table> <p data-bbox="485 295 1016 320"><i>Which factors contributed to the success of the project?</i></p> <p data-bbox="485 327 1219 383">A strong commitment of different partners of the project. The consultation of residents is an asset for the success of the project.</p> <p data-bbox="485 423 1080 448"><i>Were there any factors that limited the success of the project?</i></p> <p data-bbox="485 454 1257 510">Main difficulties linked to difficulties for inhabitants to get interested to the global project and to understand the aim of rehousing strategy.</p>	Construction of new community centre building by City of Corbeil	June 2007																																																	
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<p data-bbox="188 562 400 586">14. Resources used</p>	<p data-bbox="485 553 1123 577"><i>What resources were used? Which of these resources were crucial?</i></p> <p data-bbox="485 584 1206 703">The cost of the urban renewal project in Montconseil is estimated to 151,3 millions Euros, including 38,7 millions Euros financed by National Agency of Urban Renewal (ANRU) and 53 millions Euros by Immobilière 3F. La Nacelle project is estimated to 40 millions euros.</p> <p data-bbox="485 710 1254 896">The realisation of the entire project requires funds from ANRU and local governments. Without it, the project couldn't be driven globally and according to the shortest timetable possible. Emergency funds from French government's trough the ANRU have already been used from 2005 to realise demolitions, rehabilitations and first constructions and the convention ANRU with different partners should be signed soon.</p> <table border="1" data-bbox="485 927 1262 1576"> <thead> <tr> <th data-bbox="485 927 624 1055">Partners</th> <th data-bbox="624 927 794 1055">Montconseil Neighbourhood Ressources (K EUROS)</th> <th data-bbox="794 927 943 1055">Part of Participation</th> <th data-bbox="943 927 1114 1055">La Nacelle Neighbourhood Ressources (K EUROS)</th> <th data-bbox="1114 927 1262 1055">Part of Participation</th> </tr> </thead> <tbody> <tr> <td data-bbox="485 1055 624 1090">ANRU</td> <td data-bbox="624 1055 794 1090">43 007</td> <td data-bbox="794 1055 943 1090">25 %</td> <td data-bbox="943 1055 1114 1090">12 705</td> <td data-bbox="1114 1055 1262 1090">33 %</td> </tr> <tr> <td data-bbox="485 1090 624 1187">Social Housing Companies</td> <td data-bbox="624 1090 794 1187">100 028</td> <td data-bbox="794 1090 943 1187">56 %</td> <td data-bbox="943 1090 1114 1187">14 856</td> <td data-bbox="1114 1090 1262 1187">39 %</td> </tr> <tr> <td data-bbox="485 1187 624 1283">City of Corbeil-Essonnes</td> <td data-bbox="624 1187 794 1283">7 477</td> <td data-bbox="794 1187 943 1283">4 %</td> <td data-bbox="943 1187 1114 1283">2 516</td> <td data-bbox="1114 1187 1262 1283">7 %</td> </tr> <tr> <td data-bbox="485 1283 624 1319">EPCI</td> <td data-bbox="624 1283 794 1319">1 930</td> <td data-bbox="794 1283 943 1319">1 %</td> <td data-bbox="943 1283 1114 1319">265</td> <td data-bbox="1114 1283 1262 1319">1 %</td> </tr> <tr> <td data-bbox="485 1319 624 1382">Conseil Général</td> <td data-bbox="624 1319 794 1382">12 309</td> <td data-bbox="794 1319 943 1382">7 %</td> <td data-bbox="943 1319 1114 1382">3 665</td> <td data-bbox="1114 1319 1262 1382">10 %</td> </tr> <tr> <td data-bbox="485 1382 624 1444">Conseil Régional</td> <td data-bbox="624 1382 794 1444">14 578</td> <td data-bbox="794 1382 943 1444">8 %</td> <td data-bbox="943 1382 1114 1444">3 092</td> <td data-bbox="1114 1382 1262 1444">8 %</td> </tr> <tr> <td data-bbox="485 1444 624 1507">Caisse des dépôts</td> <td data-bbox="624 1444 794 1507"></td> <td data-bbox="794 1444 943 1507"></td> <td data-bbox="943 1444 1114 1507">25</td> <td data-bbox="1114 1444 1262 1507">0 %</td> </tr> <tr> <td data-bbox="485 1507 624 1543"></td> <td data-bbox="624 1507 794 1543"></td> <td data-bbox="794 1507 943 1543"></td> <td data-bbox="943 1507 1114 1543"></td> <td data-bbox="1114 1507 1262 1543"></td> </tr> <tr> <td data-bbox="485 1543 624 1576">TOTAL TTC</td> <td data-bbox="624 1543 794 1576">182 602</td> <td data-bbox="794 1543 943 1576"></td> <td data-bbox="943 1543 1114 1576">39 956</td> <td data-bbox="1114 1543 1262 1576"></td> </tr> </tbody> </table>	Partners	Montconseil Neighbourhood Ressources (K EUROS)	Part of Participation	La Nacelle Neighbourhood Ressources (K EUROS)	Part of Participation	ANRU	43 007	25 %	12 705	33 %	Social Housing Companies	100 028	56 %	14 856	39 %	City of Corbeil-Essonnes	7 477	4 %	2 516	7 %	EPCI	1 930	1 %	265	1 %	Conseil Général	12 309	7 %	3 665	10 %	Conseil Régional	14 578	8 %	3 092	8 %	Caisse des dépôts			25	0 %						TOTAL TTC	182 602		39 956		<p data-bbox="1279 562 1297 586">O</p>
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<p data-bbox="188 1599 368 1624">15. Beneficiaries</p>	<p data-bbox="485 1590 649 1615"><i>Who will benefit?</i></p> <p data-bbox="485 1621 1254 1834">Inhabitants of La Nacelle and Montconseil are the main beneficiaries of the urban renewal project. This global and coherent project aims to redevelop urban planning of both neighbourhoods to enhance quality of life. The social dimension of the project is also very important and complementary to its urban dimension to confirm the project dynamic and to make live the renewed neighbourhoods. The City of Corbeil-Essonnes benefits from social peace and reinforced communication between local actors.</p> <p data-bbox="485 1841 1243 1930">The social housing companies, I3F, Logement Français and Opievoy renew their housing stock in a rebuilt environment, more adapted to new living standards and solve questions related to management of public and private spaces.</p>	<p data-bbox="1279 1599 1297 1624">O</p>																																																		
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