



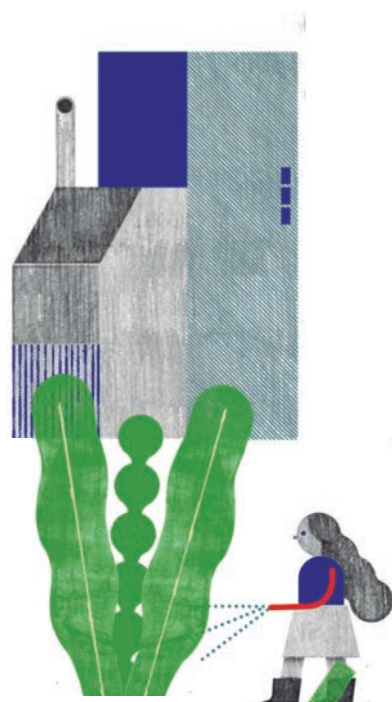
# 42nd international urban planning workshop in Cergy-Pontoise

from 22nd September to 4th October 2024

## Inhabit! Cohabit! Reinhabit!

Metamorphosis of habitat in  
response to the ecological and  
social emergency

## SESSION BOOK



**42nd international urban planning workshop in  
Cergy-Pontoise, Paris Region  
22 September to 04 October 2024**

More information : [www.ateliers.org](http://www.ateliers.org)

les Ateliers  
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WORK

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# FOREWORD

## 42<sup>ND</sup> PARIS REGION WORKSHOP

For over 40 years, the association has brought together around 20 students and young professionals from diverse nationalities and backgrounds each September in Île-de-France. Working on-site in multidisciplinary teams, they present their proposals and strategies at the end of the workshop before an international jury presided over by local authorities. The teams' proposals combine long-term visions for the territories with illustrated action plans, creating a range of projects made available to local decision-makers. From its inception to its current maturity, with a network of over 3,000 former participants, the Ateliers' approach has been to deal freely with complex issues on a number of different scales, while allowing themselves to take a step back from the institutional context.

This Francilian workshop focuses on the current housing challenges within a context of ecological and social crises. It follows in the footsteps of the 2023 workshop, asking: how can we reinvent our ways of habiting while considering the ecological limits imposed on us, particularly through their administrative interpretations, such as the Zero Net Artificialization (which prohibits the sealing of new land unless an equivalent surface is "re-natured")?

This objective calls into question the extensive model that has shaped our land-use planning for over half a century—a model built on low-cost expansion,

aimed at attracting ever more population, economic activities, and exploiting all available resources. It calls into question the logic of new towns, inherited from an era of mega-urban projects, where "progress" was the ultimate goal and the illusion of abundance prevailed.

Today, the focus is on working with what already exists, thinking cyclically, anticipating consequences, and building within a finite world. We are facing a profound shift in how we conceive cities, develop territories, and inhabit spaces. The 2023 Francilian workshop, "Metamorphosis", provided a territorial perspective on these issues, and this year's workshop continues the reflection by focusing on the concept of inhabiting. How can this new paradigm give rise to new ways of living? Where the previous ideology led to widening inequalities and depleting resources, how can consideration for others, for what already exists, and for the living world lead to a new way of inhabiting fully and existentially? Isn't this necessity to change our way of thinking a unique opportunity to reinvent ourselves?

### 2024 PARIS REGION WORKSHOP

#### 42<sup>ND</sup> Paris Region workshop

**15 participants from different disciplines (political sciences, urban planning, architecture, art, landscape) and origins (Uganda, Vietnam, Greece, Estonia, India, Japan, Brasil, France)**

**3 teams of 5 participants**

**2 weeks from 22 September to 04 October 2024**

**In Cergy-Pontoise, Val d'Oise**

# LESSONS FROM THE 41ST WORKSHOP

## Dilemma 1. Environment / Society

How can we no longer build m2 while responding to the arrival of new residents and the need to resolve the problems of poor housing for vulnerable people?  
Is it possible to reconcile the issue of reducing urban sprawl and the desire of French households to own a detached house... with a garden?  
How to reconcile urban density and environmental health?

## Dilemma 2. Territorial autonomy / Territorial solidarity

How can we reconcile the food or energy autonomy of territories and the needs for alliance, reciprocity and territorial solidarity?

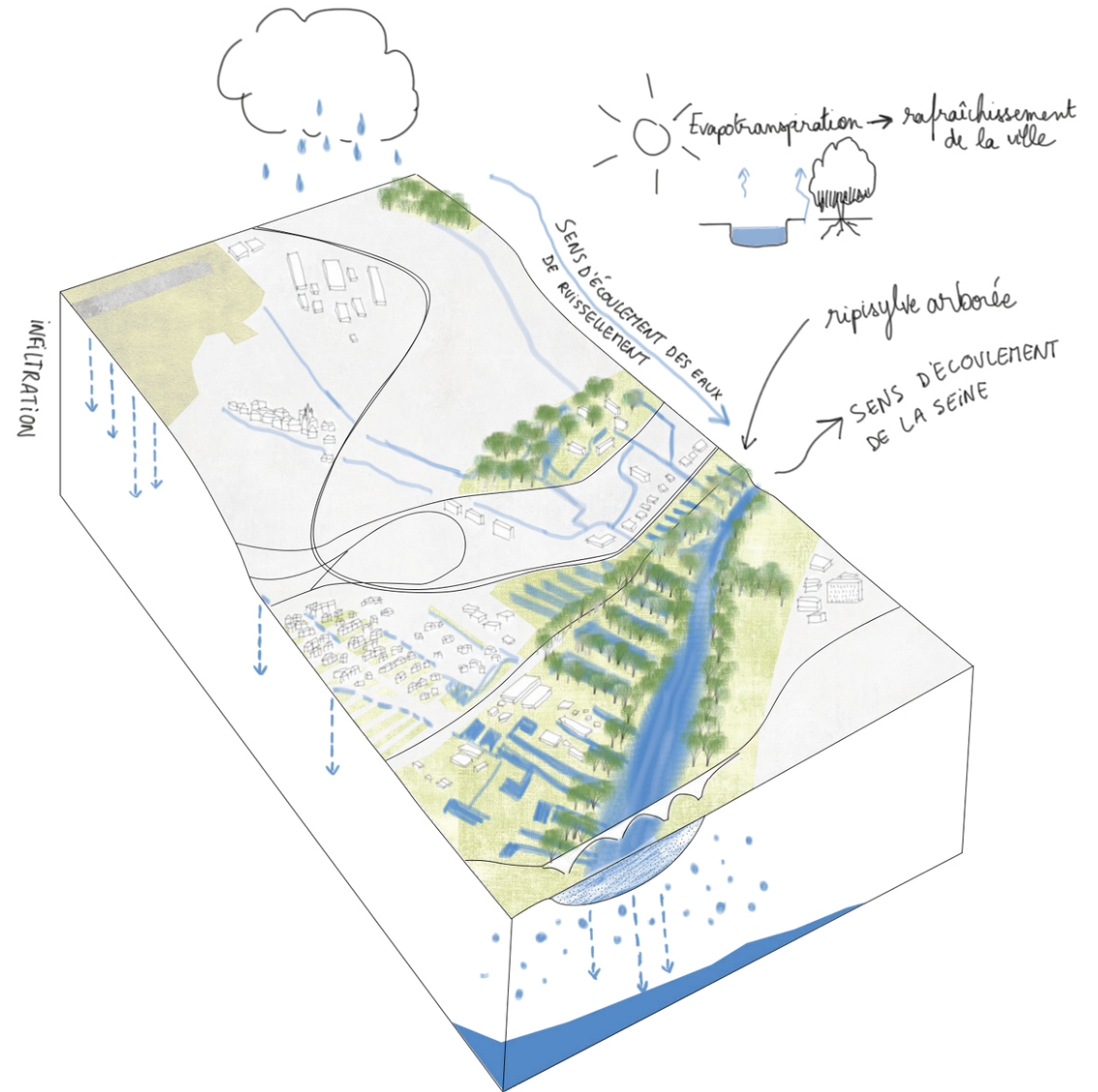
What balance should be struck between autonomy and being a society?  
How to reconcile the local and the vital need to exchange with other societies”?

## Dilemma 3. Experimentation (micro) / Planning (macro)

How to experiment, with alternative and radical solutions (“out of the box”), while changing scale, and ensuring economic feasibility, but also and above all the social and cultural appropriation of the experiments?

## Dilemma 4. Short term / Long term

Which public policy option should be favored between the urgency and the need to act immediately, and the need for collective reflection and co-definition of a long-term strategy?



Extract from the session book Metamorphosis 2023



## Rediscovering geography Natural solutions to deal with resource depletion and risks

Dilemma 5: The underground of citizens and collectives / The upperground of institutions and experts and multinationals  
How can we ensure cooperation between these actors with divergent interests and maintain a fluid dialogue?

Dilemma 6. Urban commons / Urban economy  
Is it possible to think and act on urban commons, while identifying sustainable economic models for urban metamorphosis projects?

Concretely, how can we integrate the additional economic cost generated by recycling existing materials?

### **Recommendations**

***Transforming our planning imaginations***

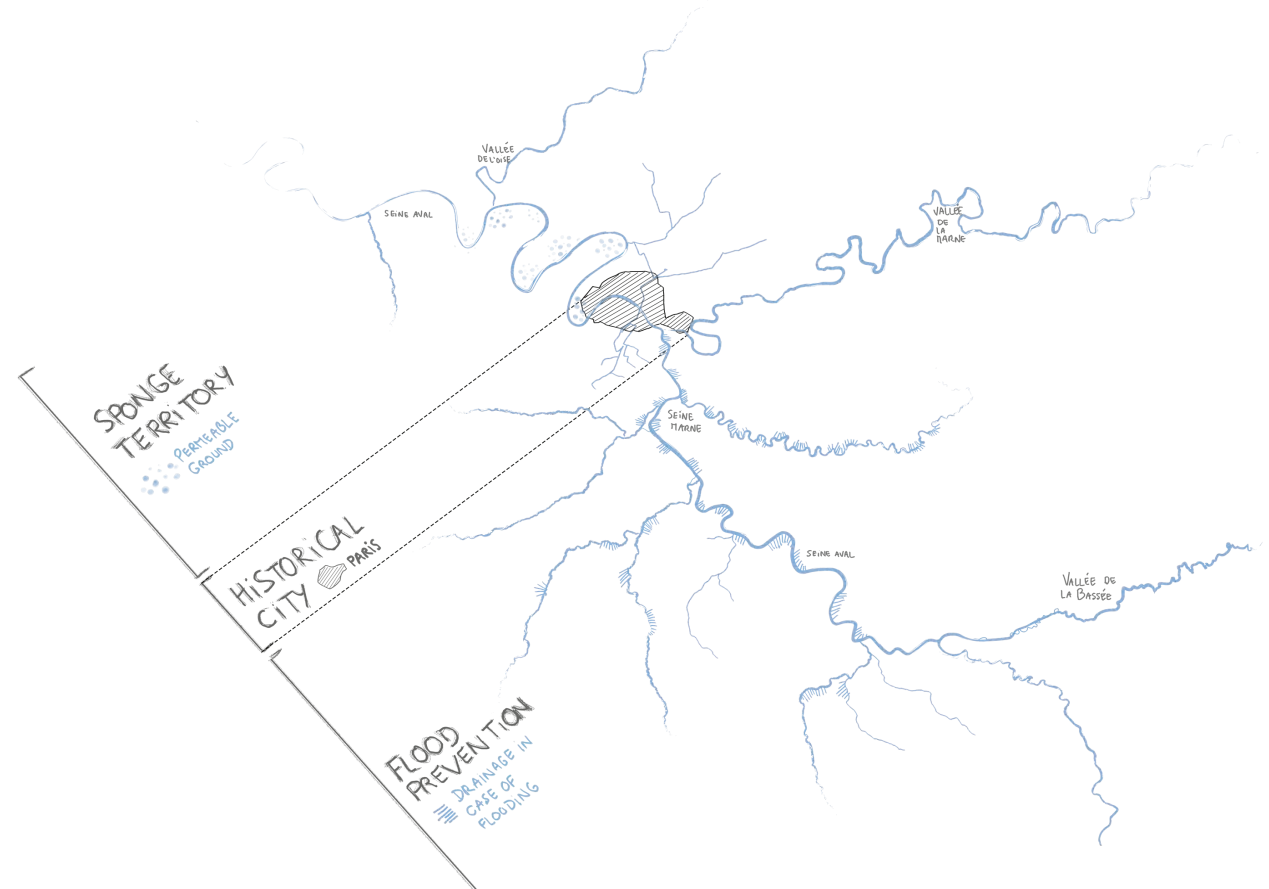
***Develop a tactical urban planning strategy***

***Work more on the issue of housing and construction methods***

***Deepen the question of the economic model***

***Strengthening the links between urban density, nature and health***

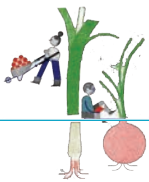
In continuation of the 2023 Paris Region Workshop entitled "Metamorphosis. Recomposing cities and territories in the face of climate change", Les Ateliers is furthering its reflection on the valorization and revitalization of the Île-de-France's territories by focusing specifically on the issue of HABITAT in 2024



Extract from the session book Metamorphosis 2023

# 01 TOPIC





## LIVING ON EARTH. INHABITING IN ÎLE-DE- FRANCE.

The Doughnut theory conceptualised by the economist Kate Raworth invites us to face up to the urgency of the climatic and social issue by rethinking any future development between planetary boundaries and the essential human needs for all.

Alongside these global challenges, France is experiencing a profound housing crisis, particularly in the Île-de-France. The scarcity of land, the need to preserve peri-urban agricultural lands and biodiversity, as well as urban densification and the massive energy renovation required to improve thermal comfort while reducing energy consumption, appear to be potentially contradictory challenges. How, then, can we preserve habitable planet while providing decent housing for all, and how can we reconcile increased housing production with the protection of nature in the city?

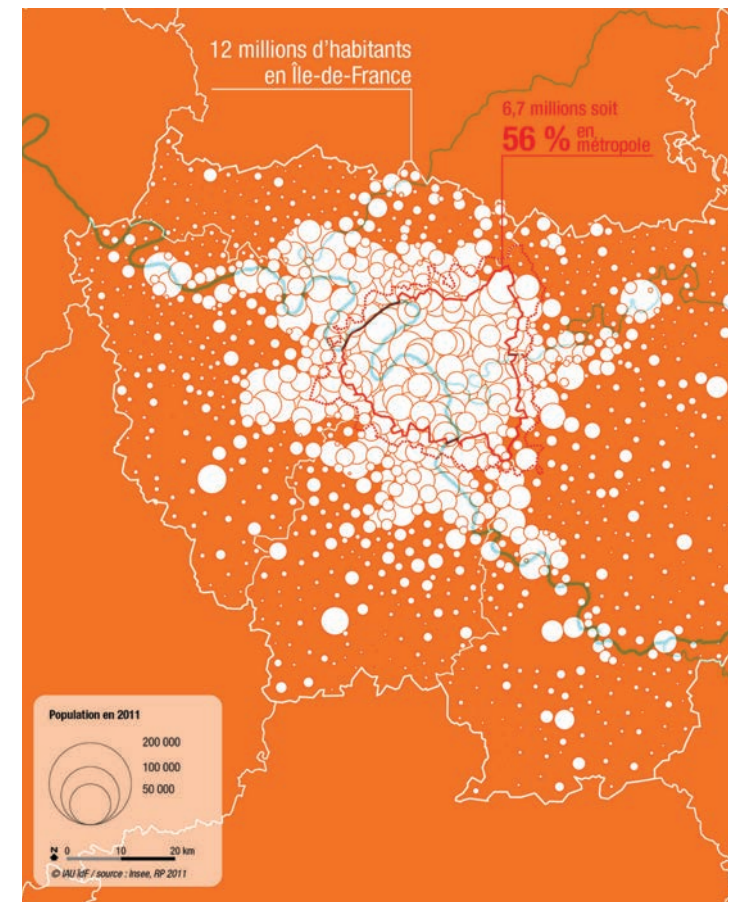
## LIVING IN DIGNITY: A RIGHT FOR ALL

In the Île-de-France region, the lack of available property in relation to demand, and the unaffordable costs for many households, means that access to housing is a major vector of social inequality. Some significant figures attest to this situation: 1.3 million people inadequately housed, 400,000 vacant homes, 720,000 unsatisfied requests for social housing, a rise in rents of up to 30% by 2022 and almost 500,000 households spending more than a third of their income on housing. These difficulties are compounded by challenges such as energy precarity, overcrowding, or conversely, isolation.

## FACING SOCIAL DYNAMICS AND NEW ASPIRATIONS

In the suburbs, individual housing developments have contributed to urban sprawl, now criticized for its ecological impact. This phenomenon highlights the residential aspirations of households, accentuated by the COVID-19 pandemic. In fact, the pandemic has increased demand for housing that integrates a greater number of functions, including remote work, outdoor spaces and shared communal areas.

Demographic forecasts for 2050, meanwhile, show a significant aging of the population, with an increased need for housing adapted for elderly and dependent people. How can we enable older people to stay in their own homes? Should we implement different types of housing, such as intergenerational housing or generational housing, based on a slower pace of life within the existing urban fabric? And how can we design user-friendly public spaces for all ages, in town centers and suburban housing estates alike?



Map of the Institut Paris Region



## FULLY AND EXISTENTIALLY LIVING IN 2024

Beyond the essential protective shelter, what does the idea of living fully and existentially imply, and what are the factors of attachment, anchoring and belonging in 2024?

## INHABITED PLACES: CONCENTRATING LIFE, USE, APPROPRIATION AND CARE

Many urbanized areas in recent decades appear to be sterile, underused, unappropriated or monofunctional (shopping centers, dormitory districts, inactive ground floors, vast areas dedicated to automobiles that extend distances and are accompanied by nuisances for residents, etc.). This lack of intensity in terms of life and use is incompatible with the challenges of sobriety in terms of land, energy and materials, and is far removed from the shared mental images associated with the values of conviviality and hospitality. This observation confirms the need to think about tomorrow's development projects in terms of re-inhabitation.

## LIVING BY COLLECTIVE INVOLVEMENT AND SHARING

For some people, 'living well' is made easier by the fact that they are actively participating in a meaningful collective life project (e.g. participative housing, eco-villages, eco-hamlets, etc.). For their creators, these projects are responses to ecological, social and economic challenges and ideals. Moreover, participation makes residents active contributors to their living spaces, enhancing their sense of belonging and fulfillment. However, citizen involvement raises a number of questions: how can we provide the time needed for this participation, how can we train everyone in governance-related skills, and how can we strike a balance between the commitment of public authorities and that of civil society?

Cohabitation, in its various forms (shared flats, shared habitats, intergenerational residences), responds to the growing need for social links, conviviality, solidarity and the fight against isolation and loneliness. Sharing "commons"- spaces or facilities (guest room, laundry room, DIY workshop, etc.) - reduces precariousness and encourages ecological sobriety. Pooling resources reduces costs and cuts consumption of energy, material resources and space.

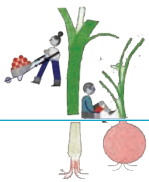
To protect land from speculation and ensure its ecological and social sustainability, many people are calling for a separation between land ownership and buildings. Some municipalities are already experimenting with forms of collective land management that guarantee long-term control over land use.

## LIVING THROUGH SKILLS AND KNOW-HOW

The development of self-build or assisted rehabilitation and participatory construction sites not only provides access to lower-cost housing, but also enables people to personalise their homes and leave their mark, which is a factor of attachment. These practices involve the renovation of existing heritage, the construction of light dwellings (yurts, tiny houses) - minimally invasive solutions - and buildings that bring back vernacular, low-tech techniques based on local resources. At the same time, the professional reconversion towards manual trades such as craftsmanship or agriculture reflects a growing need to reconnect with activities tied to essential needs and human community autonomy. This is an incentive to strengthen local industries at a regional level.



Virginie Pigeon, sensitive map of Walcourt



## LIVING BY RECONNECTING TO A GEOGRAPHIC AND TEMPORAL TERRITORY

The need to reconnect with nature and geographical elements has become central, particularly in the wake of the Covid-19 pandemic. The emergence of Forest Schools, light housing and shared gardens is evidence of this desire to live as close to nature as possible. Coexisting with non-human living things and preserving or re-establishing ecosystems has become a prerequisite for any development project.

Being connected to the temporal, historical and cultural dimension of a territory also contributes to the feeling of anchoring or belonging. This implies being able to pass on elements of the collective memory of a place, keeping local traditions alive, opting for an approach that aims to stratify and reveal rather than demolish and erase.

Finally, and more pragmatically, considering the temporal quality of living also means addressing proximity and timing issues between one's home, place of work, and all daily activities: dropping children off at school, grocery shopping, walking in a park, etc. Thinking about the attractiveness of the region means paying attention to all everyday uses and modes of transport.

## QUESTIONS FOR DISCUSSION

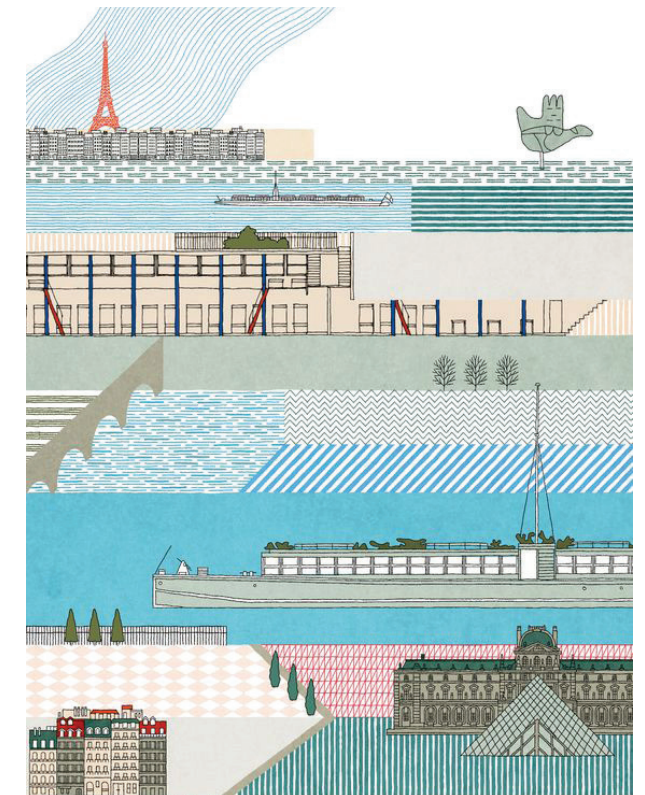
- How can we provide new housing without sprawling out, while preserving quick access to green spaces in the city?
- How can we enhance the urbanity of under-invested territories?
- How can we involve local residents in projects concerning the places where they live: public spaces and housing?
- How can we encourage the sharing of spaces, goods and links, and strike a balance between the need to keep to oneself and the need to live together?



Master "Cohabit with the living", Geneva

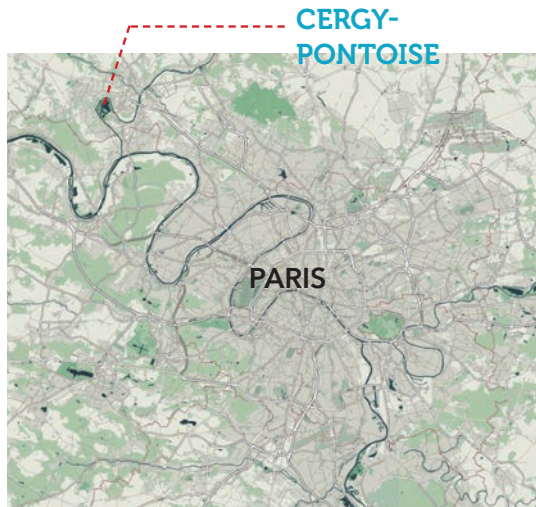
- How can public spaces impact the use of interior living spaces, and how can we rethink automobile-centric territories with greater sobriety?

- How can we highlight historical layers and reveal a territory's geographical anchoring in re-inhabitation projects?



Insadesign

# LIVING IN CERGY PONTOISE

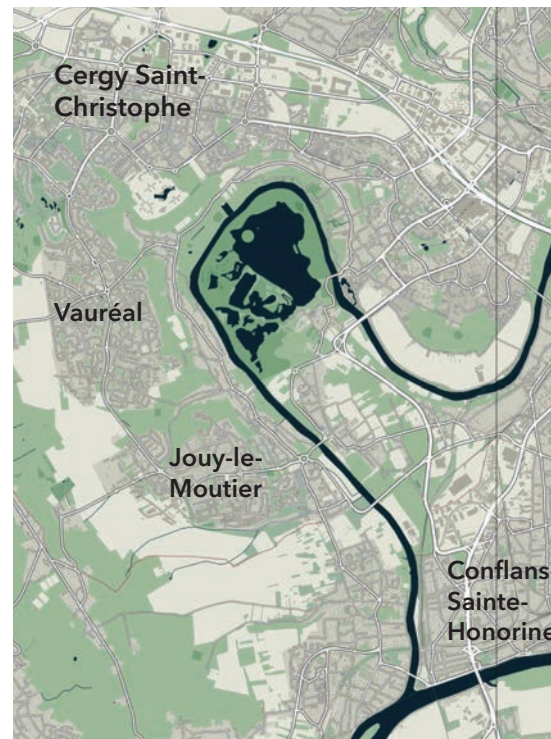


This 42nd Francilien workshop takes place in the Cergy-Pontoise conurbation, the original home of the association and its first workshops. The teams were asked to focus on the western part of the area, from Cergy Saint-Christophe in the north to Conflans-Sainte-Honorine in the south, via Vauréal and Jouy-le-Moutier, although they were free to define their own scope and scale of work.

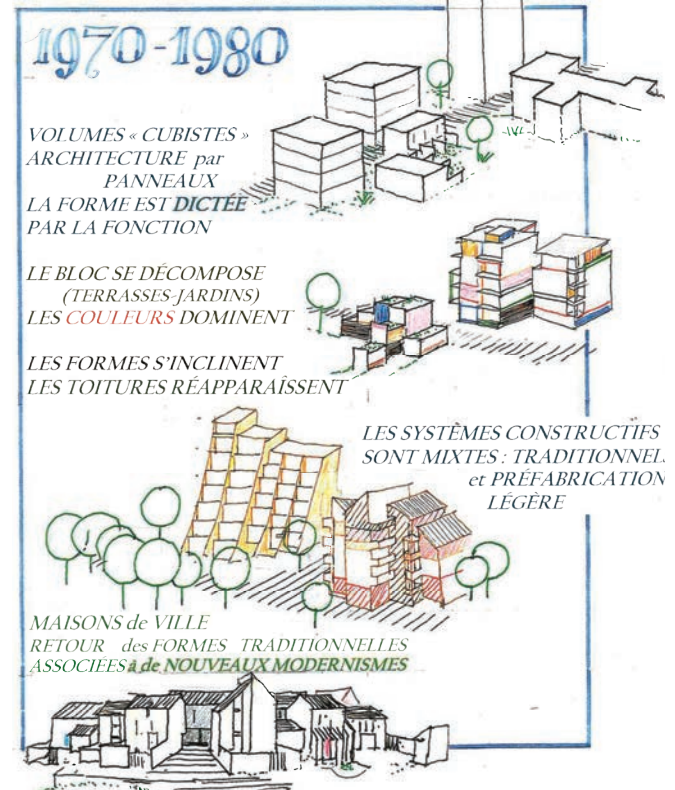
In 1965, the French government decided to build new towns to stem the sprawl of the Paris region and create a new polycentric model. The sites chosen were at the extremes of the Parisian area of influence, between natural and urban territory. The new town of Cergy-Pontoise is based on the existing town of Pontoise and pre-existing villages, as well as on the area's unique geography: the Oise River forms a loop and a natural amphitheater before flowing into the Seine.

Villages are built along the river, then wooded hillsides close the view, overlooked by agricultural plateaus. The latter were built very quickly, under the impetus of the EPA : in 20 years, 120,000 new residents lived in the towns built on these plateaus.

The new town is the dream of a new generation of urban planners and architects, a laboratory of ideas and experimentations. Its first phase was marked by a number of modern urban planning principles: separation of traffic flows, a slab-based, mineral city center,



du **STYLE INTERNATIONAL**  
à l'**ARCHITECTURE NOUVELLE**  
et au **POST-MODERNISME**



WARNIER Bertrand, Cergy-Pontoise, from project to reality

multi-functional zones, modern architecture that broke with traditional forms and the inclusion of monumental works of art and urban design. Then came a second, more consensual phase, seeking a compromise between urbanity and rurality, thinking about the integration of nature into the heart of the city, and balancing services and functions at all levels of the territory.



Cergy-Saint-Christophe

Today, this agglomeration has a wide range of landscapes, from residential housing to dense urban neighborhoods, to historic riverside villages.

The farming villages of Vauréal and Jouy-le-Moutier, for example, have seen their population increase tenfold and their appearance change dramatically over the last fifty years. Today, these areas continue to be transformed: communes are developing new centers and changing lifestyles, planning to contain expansion and reconsidering the experimental neighborhoods they have inherited. In the southeast, the historic town of Conflans-Sainte-Honorine takes its name from its position at the confluence of the Seine and Oise rivers. While Cergy-Saint-Christophe, a densely populated district with a concentration of social and economic difficulties, needs to reinvent itself.

Today, with building land almost exhausted, the conurbation, which was built on a logic of expansion and land consumption, is going to have to reinvent itself within its own perimeter.



Trail along the Oise

The area also has to respond to a national and Ile-de-France housing crisis, while its housing supply is unbalanced: there is significant under-occupation of single-family homes, while rented multi-family dwellings are over-occupied. How can this innovative city use its capacity for innovation to overcome these new challenges?



Prefecture, Cergy



Photographie of a 90m<sup>2</sup> model of Cergy Pontoise conurbation

# 02 PROCESS





# ROUNDTABLES

Two round tables were organized via video conference to bring together national and international experts on the workshop's issues, and to share their analyses with the workshop participants.

## LIVING IN CERGY-PONTOISE: HISTORY AND DIVERSITY OF HABITAT, FROM THE EMERGENCE OF THE NEW TOWN TO TODAY

Tuesday, June 27, 2024, from 2:00PM to 4:00PM

The new town of Cergy-Pontoise was founded in search of an ideal urbanity, exploring new types of housing. It once represented a laboratory for innovative urban theories and a unique way of inhabiting the landscape. The new town welcomed populations from diverse backgrounds, the pioneers, who had to "make the city" by appropriating the emerging neighborhoods. The agglomeration has continued to evolve and grow, while the municipalities that constitute it have structured themselves around new centralities and services. What is the unique urbanity and housing of the new town and its pioneers? How do we live in this mature agglomeration today, in daily life and in its relationship with the metropolis? How does the city adapt to contemporary challenges (climate change, densification, new lifestyles and work, pauperization)?

This round table provided a broad perspective on new towns, a polycentric network intended to temper Parisian sprawl. These laboratory towns from the 70s to the 90s survive architectural and ideological fluctuations thanks to their administration and

management by public establishments. The example of Cergy-Pontoise was presented with its ambitions, various achievements, and avant-gardism. Its evolution over time was discussed through the restructuring of a neighborhood (La Croix-Petit), and the current housing issues and the Local Housing Plan (PLH) of the agglomeration today.

### Speakers :

**Adèle Olivier**, Head of the Housing Service, Communauté d'Agglomération de Cergy-Pontoise

**Jacques Gally**, specialist in new towns

**Gérard Le Bihan**, architect and urban planner

**Bertrand Warnier**, former director of general studies and urban planning of the new town of Cergy-Pontoise, and co-founder of Les Ateliers



Demolition of the district "Croix-Petit", Cergy 2005



WARNIER Bertrand, Cergy-Pontoise, from project to reality

# LIVING AND CO-LIVING AT ALL AGES

Tuesday, September 10, 2024, from 2:00 PM to 4:00 PM

As the French population ages significantly, the new town that originally welcomed a very young population must question its housing. What are the specific housing needs for each person, depending on their age? Needs and aspirations evolve when one emancipates from the family unit, moves away for studies, gets a first job, settles down as a couple or gets older. These different life stages require specific housing conditions and surrounding services, sometimes involving adaptations, or may compel relocation. The issues of dependency, disability, care, and isolation often linked to aging compel us to review our models. How can we provide adapted responses to different territories and built typologies?

This adaptation must go beyond housing; it involves thinking about accessibility, inclusivity, and cohabitation of streets, shops, and cities. These questions must be addressed collectively, as this shift in balance between generations can lead to new forms of cohabitation and invites us to rethink our way of living together. These adaptations are an opportunity to open and diversify our ways of building and cohabiting.

The round table facilitated international exchanges between English experts (Greater Manchester Ageing Hub policies), Swedish experts (presentation of an intergenerational housing project Sallbo), Canadian experts (initiatives in Summerside), and French experts.



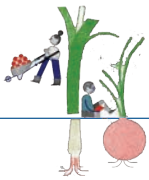
Anagram, Participatif housing with Habitat Participatif France

## Speakers

- **Paul McGarry**, Director of the Greater Manchester Ageing Hub
- **Dragana Curovic**, Director of Social Projects at Helsingborgshem (Sallbo case)
- **Judy-Linn Richards**, Canadian sociologist and anthropologist
- **Odile Guillemot**, resident of Anagram, participatory housing in Villeneuve-d'Ascq and former president of Habitat Participatif France



Sallbo, intergenerational housing in Sweden



# INHABITANTS APPROACH

This year, the Ateliers wanted to gather the voices of inhabitants through interviews and a collective workshop session.

The participation of inhabitants can bring

**USER EXPERTISE:** They are experts in the lived territory, familiar with its potential, its challenges, its dysfunctions, and how it is used and appropriated.

**SUBJECTIVE READINGS:** Sharing the experience of places, talking about emotions, perceptions, memories, and embodying the territory.

People never live in a city exactly as it was designed. To design in line with the reality of places, theoretical materials alone are not enough; we need to find a way to consider perception, uses, and affects.

## INTERVIEWS

*Conducted in June and July 2024 in the conurbation*

A series of interviews were conducted with residents of the metropolitan area, focusing on their life paths, habits, and appreciation of the territory, as well as their sense of belonging or attachment to their place of residence. These insights were incorporated into the contextual document, which provides participants with a description of the site.



*"No, nothing is missing. There's everything for kids here—leisure, swimming pool... everything. It's clean, it's calm, there's no arguing. It used to be dirtier, now it's better."*



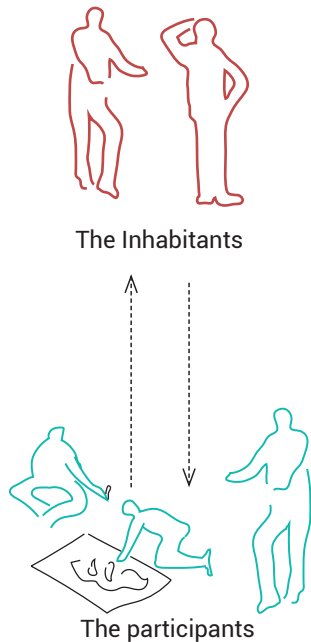
*"No, I don't feel any attachment here, apart from my family. I could easily move elsewhere."*



*"All my friends are in the neighborhood! I mostly know people in Vauréal and Jouy le Moutier. My family is in Vauréal. I moved here when I was 15."*



*"It's a good alternative for having a comfortable living environment and working nearby. We were the first to live here when the ZAC started."*



*"I like it here, I'm across from Sainte Appoline Middle School. I enjoy it, there's life, there are young people. I live alone in a house, for when my grandchildren come to visit."*



# INHABITANT DIALOG

September 16th, La Lanterne

In parallel, les Ateliers organized a discussion session with inhabitants. It was held at the association La Lanterne, with volunteers from various backgrounds.

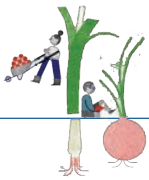
For the copilots who lead the session, the goal was to encourage participants to interpret the site, reflect on how they inhabit their neighborhood and city, and express their expectations and desires.

The session unfolded in three stages. After a brief introduction, the leaders initiated the discussion with a simple activity (each person writing one word about Cergy). The inhabitants then formed three groups and participated in three activities.

At one table, a large map of the metropolitan area was unfolded, where participants traced their daily routes, marked places they liked or disliked with stickers, while describing and discussing them with the group.

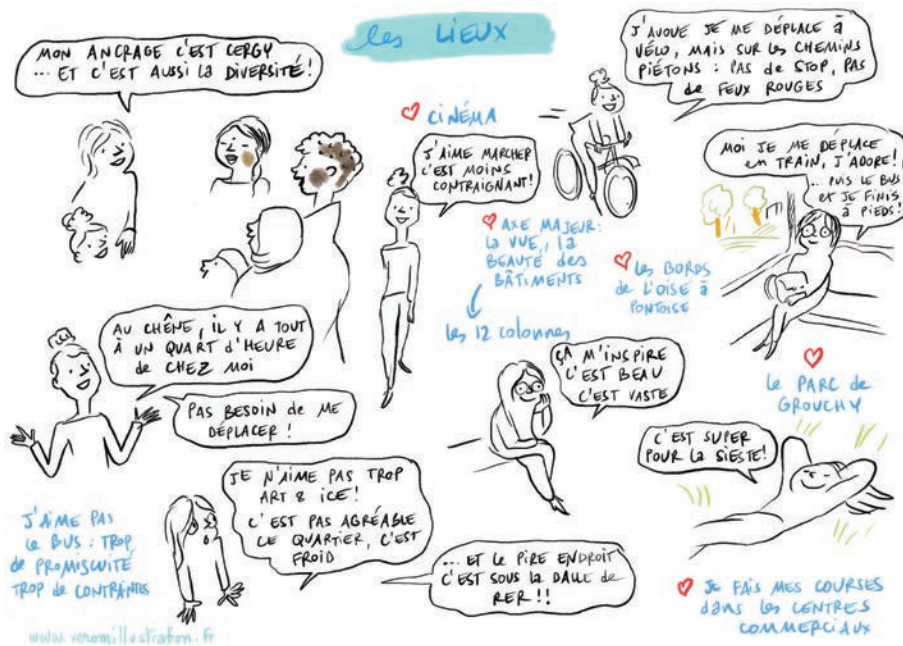
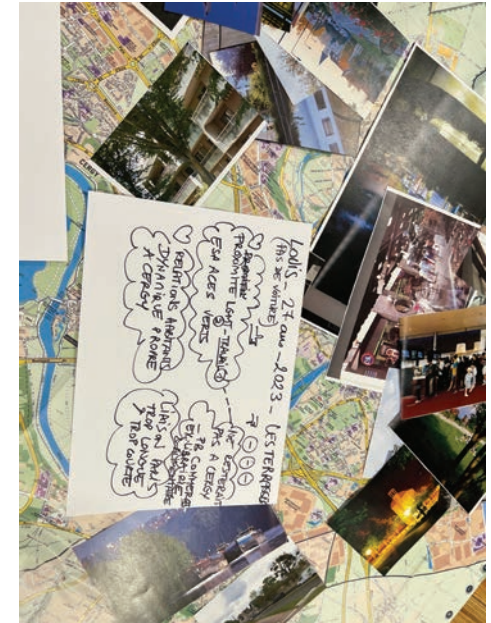


Illustration of Véronique Olivier-Martin, graphic facilitator



The second table was covered with a variety of images. The task was to create a portrait of a neighborhood or a part of the city using various images (activities, landscapes, objects) that could be assembled, cut, or commented on. The image could evoke an atmosphere, an activity, a tone, or a sensation, which might sometimes be difficult to express.

Finally, the last group discussed their wishes for the future of Cergy-Pontoise, using photographs of the city to ground the conversation.



# 03

## THE WORKSHOP





# WORKSHOP

## VISIT DAY

Monday 22 September

The workshop starts with a welcoming exchange by Les Ateliers and Cergy-Pontoise. The day begins with a presentation of the area: Pierre Ramond, Director of Urban Strategy and Solidarity at the Communauté d'Agglomération de Cergy-Pontoise, shares the story of the new town and its current challenges. It gives an overview before the participants discover the area with their own eyes. The workshop copilots, Valérie Helman and Bénédicte Delataulade, introduce the topic: during this period of ecological and social crisis, we must ensure access to housing for all while stopping soil sealing... How can we re-inhabit an already heavily urbanized area? How can we better coexist, live together better as the generational balance changes?

Armed with maps and descriptive documents, the participants meet various local stakeholders at each stage of the visits. The journey begins with the great landscape of the "Axe Majeur", where Michel Jaouën presents this structuring land art work. It carries



the Oise and the pioneering identity and its flexibility of use has exceeded the expectations of its designers. The participants enter through the crescent into the urban and dense district of Cergy-Saint-Christophe and the community



center Le Douze. Antoine Chong-Kee, local development agent, and Louis Boissel, ecological conversion officer, present the work they led with residents around the future of the market square. The last morning stop is at the Lanterne school, a living and experimental place supported by several local associations. Ludivine Mascali, project manager and doctoral student welcomes us and introduces us to this "third place" activities and users.



The participants then head to Vauréal, accompanied by the Vice-President in charge of culture and education of CACP, Sylvie Couchot, Sandrine Fontaine, director of Vauréal's urban development, and Marie-Christine Sylvain, municipal councilor for housing. They offer a tour through the different districts of Vauréal, from the old village with its farm converted into craft workshops, to the very recent city center whose architecture is inspired by a colorful village, passing through the social district of Toupets.



Then the participants take the bus to Jouy-le-Moutier, guided by Pierre Carpentier, head of sustainable development and housing, for an almost exhaustive tour of the different districts in this bocage town. The visit includes a farm on the edge of the fields, a warm and labyrinthine participatory housing, a disused commercial district, and a new modern and anonymous centrality. The day ends with a tour of Conflans-Sainte-Honorine, with a view of the historic silhouette of this town where the Oise river joins the Seine.



## OPENING

For this official opening morning, the participants went to the Hôtel d'Agglomération de Cergy-Pontoise for the launch of this workshop. The presence of partners from Les Ateliers and local stakeholders allowed for the sharing of expectations and questions regarding this workshop, while the participants had the opportunity to ask questions to the speakers. The morning continued with mini-conferences by Martin Omhovère, Director of the Habitat and Society Department at the Paris Region Institute, Jessica Gonzalez, Urban Planning and Partnerships Officer at the Île-de-France Public Land Establishment, and Valérie Belrose, Delegate for the SDRIF-E, Île-de-France Region.





## SENSITIVE VISITS

Wednesday 24 September

On this third day of the workshop, the participants explore the area in small groups. The goal is to take the time, soak up the atmospheres, walk, and question passersby. Each small group then brings back a drawing, a map, a video, or any form of production that reflects their understanding of the site. Five itineraries are proposed to them, from the leisure island where they are staying towards: Vauréal, the Hautil hill, Jouy-le-Moutier, Cergy-Saint-Christophe, Conflans-Sainte-Honorine



## FORUM D'ÉCHANGES

*Vendredi 27 septembre*

After a full day of collective visits, two days of work, and a half-day of autonomous visits, the three teams presented their diagnosis and initial proposal ideas. The exchange forum aims to advise the teams, enlighten their thinking, and answer their questions.

The three teams presented different interpretations of the focus areas based on their own methods and intuitions. However, they agreed on certain observations: the area has a lot of potential and numerous facilities. Now, the challenge is to work on the connections, to intensify the uses, to densify and to requalify its access, roads, and public spaces. The participants approached these different aspects with their own tools. The teams brought current visions that offer rich contrasts with the urbanism of the new town: projecting from uses, occupation, imagining densification starting from the inhabitants, thinking about the accessibility of spaces.

The audience encouraged them to deepen their knowledge of Cergy, to better situate their proposals, and to embody these emerging projects. They highlighted the teams' ability to understand and envision the territory in such a short time.



Present at exchange forum, beyond the workshop team:

- Sylvie Couchot, Vice-President of the CACP in charge of Culture and Education
- Bertrand Warnier, Urbanist, former Director of General Studies and Urban Planning of the new town of Cergy-Pontoise, Co-founder of the Ateliers
- Pierre Ramond, Director of Urban Strategy and Solidarity, Cergy-Pontoise Agglomeration Community
- Pierre Carpentier, Head of Sustainable Development and Housing, Jouy-Le-Moutier
- Jessica Gonzales, Partnership Urban Planning Officer at the Île-de-France Public Land Establishment (EPFIF)
- Antoine Chong-Kee, local development agent, Le Douze, Cergy
- Michel Jaouën, Architect-Urbanist and Civil Engineer, Vice-President and Co-founder of Les Ateliers
- Christophe Bayle, Architect-Urbanist and Administrator of Les Ateliers
- Paulina Kofler-Warnier, Student in environmental technologies and international affair
- Maya Abdelwahab, Consultation Project Manager, Agence Eker

# 04 TEAM PROPOSALS





# ÉQUIPE B



# ÉQUIPE A



# ÉQUIPE C



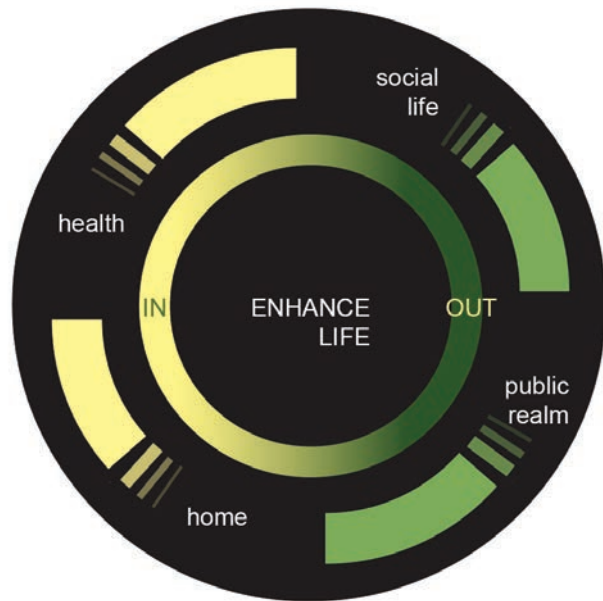
TEAM A

URBAN ACUPUNCTURE



## ENHANCE LIFE AN ACCUPUNTURAL APPROACH

In a constantly evolving world, our work aims to propose improvements to life in all its forms, both for individuals and the environment around us. We offer the stakeholders of the Communauté d'Agglomération of Cergy-Pontoise (CACP) tools to intensify life through the activation of public and community spaces with strengthened social connections, the preservation of biodiversity, and an attractive housing offer.



## CERGY-PONTOISE, A TAPESTRY OF DIVERSITY, WHERE URBAN LIFE MEETS NATURE

Cergy-Pontoise is a diverse territory, blending urban, peri-urban, and rural landscapes. This variety offers both opportunities and challenges. Originally founded as part of the villes nouvelles programme, the area has firmly established itself, but like many other regions in France, it now faces issues such as the housing crisis, urban sprawl, social and ecological transition.

Cergy-Pontoise boasts a strong architectural and historical identity, with over 300 active associations, a prominent university, accommodating around 215 000 inhabitants in 92 000 housing units. Its pioneering spirit is part of its identity and must be preserved. However, the region must adapt to face an aging and growing population and decohabiting phenomenon which challenge Cergy-Pontoise livability. The provision of housing, services and medical facilities must be part of the answer.

In terms of mobility, despite significant infrastructure for cycling, the car share remains dominant, including on short distances. Although 50% of residents live and work locally, there are still significant commute flows along RER A, attracted by the economy of Paris and La Défense business district.

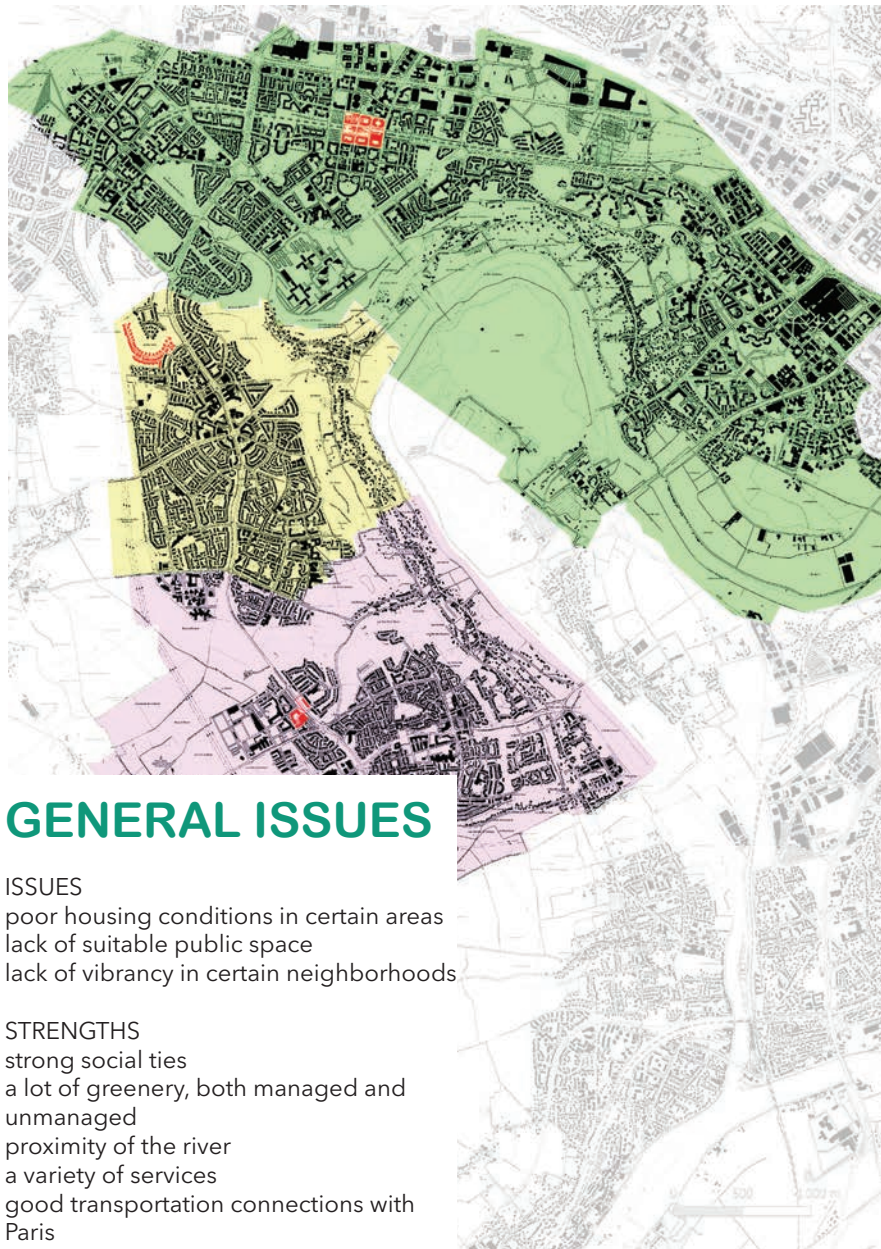
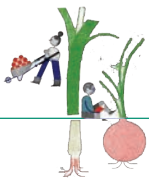
Each Cergy-Pontoise town has singular specificities. Cergy is a vibrant urban hub focused on economic



2024 edition of the Cergy-Soit street performance festival

and academic development but faces the challenges of urban density and ecological transition. Jouy-le-Moutier and Vauréal, primarily residential, aim to preserve their green character while improving access to services and enlivening public spaces. Conflans-Sainte-Honorine stands out for its historical heritage and riverside location. Conflans is particularly popular for its leisure and dining options, which complement those available in Cergy-Pontoise.

In parallel with the Paris attraction, Cergy-Pontoise aims to provide a high quality to its current and future inhabitants. The region's strengths lie in its extensive green spaces and river banks, calm neighborhood, diversity of service and strong transport links to Paris. However, some neighborhoods lack economic and public space vibrancy, and housing conditions need improvement in certain areas.



## GENERAL ISSUES

### ISSUES

- poor housing conditions in certain areas
- lack of suitable public space
- lack of vibrancy in certain neighborhoods

### STRENGTHS

- strong social ties
- a lot of greenery, both managed and unmanaged
- proximity of the river
- a variety of services
- good transportation connections with Paris

## CERGY

Population	66 322	people
Density	5 867	people/sqkm
Housing	28 648	
Vacancy	16.4%	
Over-occupation	6.5%	
Under-occupation	25.2%	

### Housing ownership



## VAUREAL

Population	16 034	people
Density	4 634	people/sqkm
Housing	5 985	
Vacancy	5.3%	
Over-occupation	2.6%	
Under-occupation	43.6%	

### Housing ownership



## JOUY LE MOUTIER

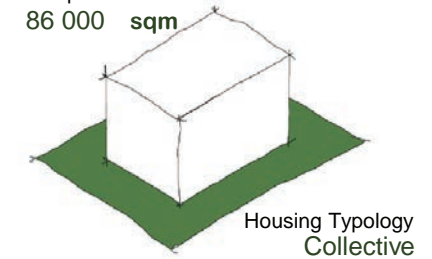
Population	17 175	people
Density	2 492	people/sqkm
Housing	5 853	
Vacancy	5.8%	
Over-occupation	4.5%	
Under-occupation	48.2%	

### Housing ownership



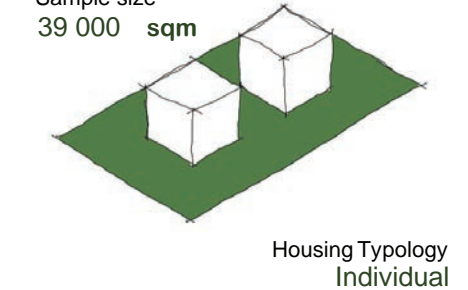
## NBH: Saint Christophe

Sample size  
86 000 sqm



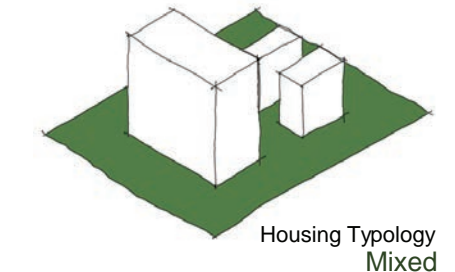
## NBH: All. du Practice

Sample size  
39 000 sqm



## NBH: Bd de l'Oise

Sample size  
17 000 sqm



# OUR VISION

## The acupuncture method

Our approach to the making of the city is rooted in an "acupuncture" methodology, carefully targeting interventions to enhance existing actions undertaken in the Communauté d'Agglomération de Cergy-Pontoise. Rather than offering a disruptive vision of the territory we propose easy-to-use levers that can improve existing policies and physical environment.

This approach acknowledges the efforts already implemented by Cergy-Pontoise, local authorities, associations, inhabitants and the private sector. The interventions that are built on the strong network of local stakeholders, emphasizing participatory dialogue and civil society involvement.



Our proposals aim to intensify life, both by encouraging the densification of the urban fabric through housing construction, revitalizing local economic fabric, enhancing public spaces and creating new places for encounters. In the end, all four dimensions will feed and be fed by the others as an interconnected system. Our general vision lies in the fact that the growing need for housing to accommodate growing demographics and dehabiting households, will lead to the restructuring of existing housing units into smaller units. With this in mind, to enhance social acceptability, this approach will require the improvement of amenities and public spaces as an extension of the household.

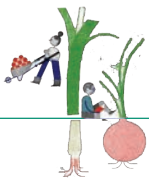
Our propositions are presented as adaptable tools that may be mobilized in the entire Cergy-Pontoise, tailored to the specific needs of each locality.

Throughout this document, we will investigate how to provide sufficient quality housing and attract new households (inhabit!), invent new ways of sharing (cohabit!) and develop neighborhood dynamics and new public space uses (rehabit!). With proposed interventions in the housing sector, the ground floors of buildings and the public space, we aim to contribute to the following targets:

1. Densify by mobilizing unused and underused land and buildings
2. Revitalize the local economic fabric by mobilizing 3. Social and Solidarity Economy stakeholders (ESS) and associations
3. Improve public spaces as places to stay, and that strengthen natural and human ecosystem services
4. Boost the use of bicycles on short distances and intermodality journeys by developing a biking culture
5. Create spaces to develop lasting social interactions

In a transversal approach, we will include levers to enhance the sustainability, longevity and resilience of the physical city and of the social city.





# Enhancing the quantity and quality of housing

Housing strategies encompass several levers. There are a combination of land acquisition/mobilization policies (including built units), stakeholder engagement, housing typology corresponding to different uses, access methods and maintenance/renovation policies.

Housing typologies shall be adapted to today and future challenges : aging, family reconfiguration (single-parenting, blended families, etc.) leading to decohabiting, growing demographics, remote work, etc. These create new housing demands in terms of quantity, quality and affordability, with accessibility, safety and healthcare proximity as key factors. In the context of the housing crisis and ecological transition, proper thermal renovation can reduce energy bills, making housing more affordable. In Cergy-Pontoise, the housing mix includes both collective units (social and private) and individual pavillons.

A wide range of stakeholders can contribute to large-scale housing production.. Social housing landlords offer an easier path to change, but it is necessary to engage housing associations, individual owners and private developers to ensure massive evolution in the sector.

## Mobilize under-occupied land and housing

The decohabiting phenomenon leaves many homes under-occupied, while demand for housing continues to rise. As the

population ages, there is increasing demand for accessible housing suited to reduced mobility. Elderly residents, whose homes are often underused, represent a key group for housing mobilization with two methods : encourage sharing housing with another household in exchange for rent, services and/or presence, or encourage the elderly to move in smaller housing units. The last option implies incentives like improved conditions of living (adapted housing to the elderly, open space like garden or balcony, services and proximity to medical facilities, social link). As the elderly may host relatives, an additional room shall be proposed. In individual housing neighborhoods, the sale of unused land between pavillons could help finance the adaptation of existing pavillons for the elderly. The creation of small shared gardens in the front yard could foster neighborhood's links while the backyard will remain space for intimacy. The resort to modular pods during adaptation works can provide temporary housing solutions to households.

## Housing typology and uses

To navigate through this era of environmental challenges, a paradigm shift is necessary. Adopting the mantra

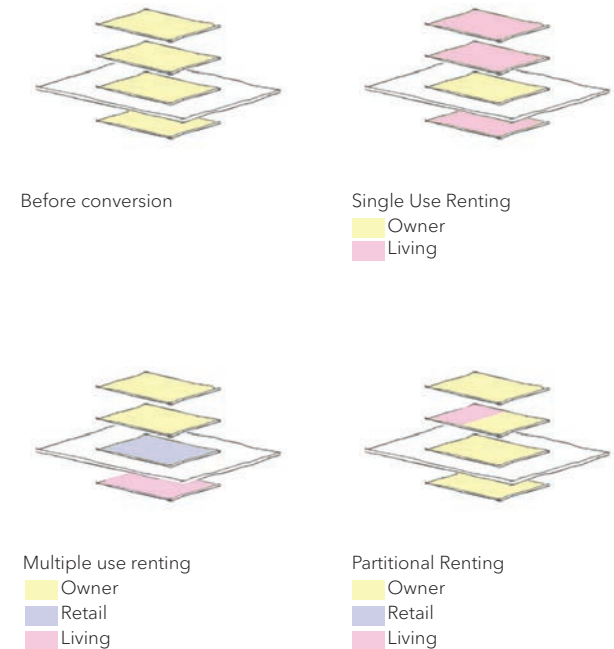
### Conversion of Units SCENARIO 1



### SCENARIO 2



### Conversion of Individual Housing



Modular Pods - KODASEMA

“sharing rather than owning” invites us to rethink our relationship with ownership. Shared use will reduce our ecological footprint while strengthening social bonds and free up space for new housing units.

The idea here is to promote shared spaces for daily tasks, whether remote work or domestic appliances (cooking or laundry equipment). To achieve this, the creation of shared spaces and appliances in collective housing help lower fees and consumption, mutualize space and create a sense of community.

Co-housing gathers a community of people in the purchase of land and a process of co-creation. This approach enables the rethinking of traditional single-family housing uses and turning them into collective spaces, including into gardens, shared guest or reception rooms, but still keep intimacy spaces. The governance shall be community-based.

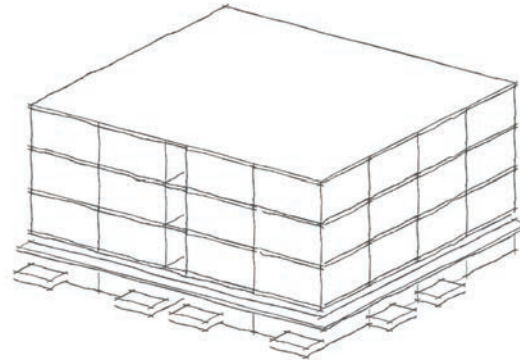
To adapt to the housing crisis and demographic evolutions, designing adaptable and modular housing will help accommodate various lifestyles and their evolutions over time. Modular housing, with walls that can easily be built or broken down will adapt to family dynamics (divorce, birth, renting out, etc.). They are reversible and ensure comfort throughout all life stages.

The promotion of diversity of lifestyles, whether it is economic, generational, social or cultural, may be achieved through the Maisons Marianne model, that can for example be seen in Vauréal. This type of intergenerational housing fosters a sense of neighborhoods for strong interactions between the elderly, students and young families.

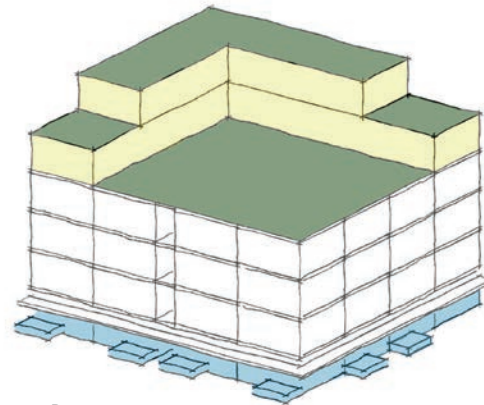
## Access methods

Access methods must be explored to ensure housing affordability, widespread access and social mixity : housing acquisition, land acquisition for construction, lease. Long-term lease dissociates land ownership from the property

## Prototype



Generic Collective Housing Module



Prototype Diagram

- Office, Housing and Aménité
- Retail
- Green Spaces, Gardens

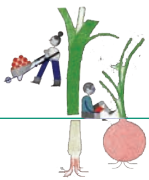
Adding offices and shophouses to collective housing creates jobs, boosts local business, and raises property values, fostering economic growth in poor areas.

of buildings, offering a stronger control over land use and helping prevent speculation when applied on a large scale. This model allows people to access property for a fixed period, with the right to make significant changes to the property. It involves purchasing the built unit at a reduced price, compared to the market price, enabling affordability, and payment of regular fees for the use of the land. Reselling of the lease is possible.

Resorting to long-term lease may be a cultural shock in France, while used in the USA as a participatory form of housing production (community land trust), in Vienna as a way to engage private stakeholders into the construction of affordable housing as well as a tool for public authorities to keep control over the land in Singapore and China. Similar experiences as French Organismes de Foncier Solidaire have risen in recent years, led by public stakeholders and abandoning the participatory approach. This resort helps mobilize land and buildings after the lease ends for future renovation and development.

Long-term leases could offer a solution for the elderly, as they could therefore access adapted housing that may not have enough emotional meaning to become a valuable inheritance good, at a lower price. However, this can only be an asset if the housing they are proposed is of quality.





## Enhancing outdoor and open-to-public spaces

Our approach promotes the continuity between indoor spaces (homes, offices), outside and outdoor spaces, whether public or private. In areas open to the public, diverse interventions can be conducted to contribute to enhancing the vibrance of public spaces. With many green spaces, architectural features and the involvement of local associations, several leverages can be activated to enhance a vibrant life.

Having more people in the public space can help make the city safer (or at least give a safety feeling), enable spontaneous encounters and may keep people active. Therefore walkability and bikeability shall be enhanced through the improvement of outdoor space based upon eight urban design qualities: i. imageability (creating memorable and easy to picture spaces), ii. legibility (making the space easy to navigate and understand), iii. enclosure (creating sense of being in a defined space), iv. human scale, v. transparency (creating environment where it is possible to see beyond physical barriers), vi. linkage (connecting spaces physically and promote movement and interactions), vii. complexity (add visually rich details), viii. coherence.

### Provide amenities

With 1/5 of Cergy Pontoise' population under 15, colorful playgrounds or sports facilities, whether simple painted games on the ground (hopscotch, ball field) for the young as well as for the adults (pétanque, mölky) will bring people to the public space. Benches

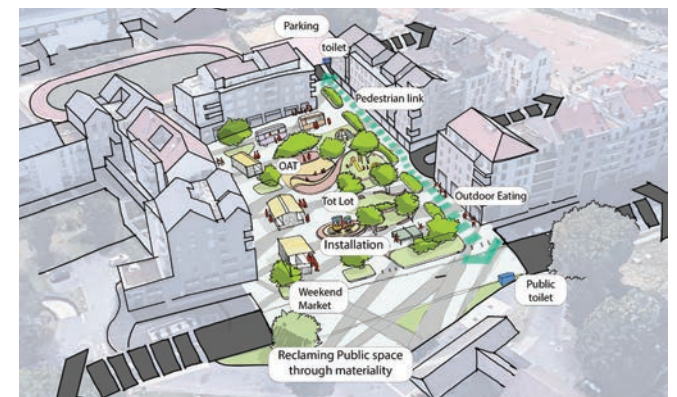
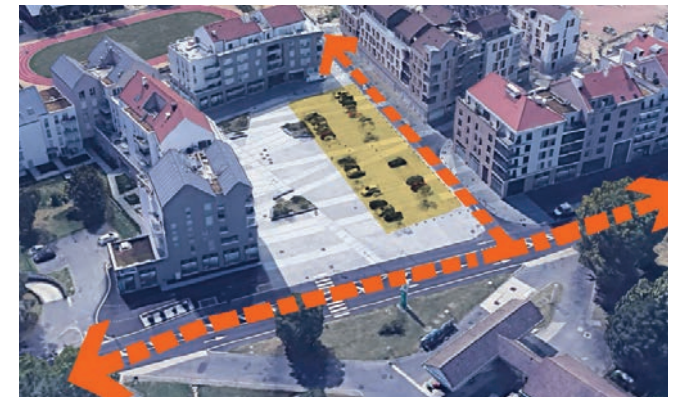
for players and their accompanying friends and relatives will facilitate encounters and provide places to rest for the elderly. These amenities will make people stay rather than consider it as a transit area. In terms of gender, providing facilities for kids has shown to bring more women in the public spaces. The installation of public toilets in these areas may also be an asset.

### Local economic fabric

In Jouy-le-Moutier, some commercial premises have been vacant and struggling finding or keeping active businesses. High rents of privately-owned commercial premises are a brake to sustainable vibrant economic life. In addition to collecting tax on vacant commercial premises, the identification of small businesses through the association fabric (EpiSol - community grocery shop) or ESS and of medium/long-run vacant premises should enable a dialogue involving the landlord, the business representant and the local authorities: reduced rent in exchange for renovation work, reduced tax on newly occupied premise, etc. 6-months/1-year commercial lease could be encouraged for businesses to test their economic model with lowered installation costs. Finally, organizing events around newly-opened businesses could increase their reputation. The recruitment of a town-centre manager proposed within revitalization programs may help with implementing these actions. In Vesoul, these actions have enabled the decrease of vacancy rate from 22% to 11.

### Enhance bike use

Cergy-Pontoise has developed a network of biking infrastructure and services in recent years. Further development of cycling practice will contribute, in addition to better air quality and reduced greenhouse gas, to better liveability in the public space. Indeed bike practice shall bring more people on the streets, and developing cycling infrastructure near the Axe Majeur or the Place du Bien-être in Jouy-Le-Moutier may enhance the quality of these squares. However,

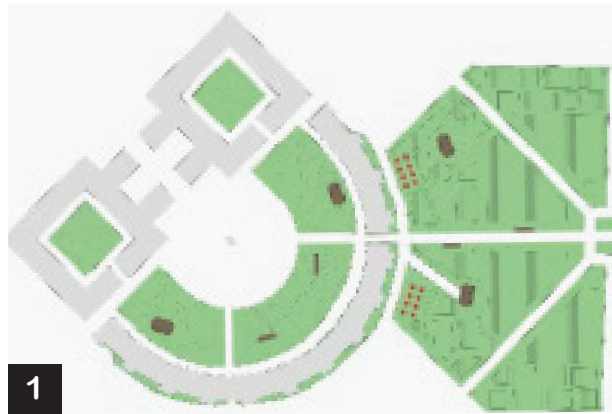


The existing solution and our proposal for the Place du Bien-être. Life is enhanced by giving more space for the pedestrians, adding more greenery and creating stimulating spaces for both adults and children.

such achievement requires some biking culture activation.

Current cycling infrastructure connects major points of interest, including main stations. To encourage biking, the adding of bike travel times to the road signs will provide different representation of space. Group bike tours in the street organized by schools, the cityhall or associations could also give them a feeling of safety while cycling in the city, and provide a base experience for further bike purchase (electric bikes are expensive). Bike fairs and their large

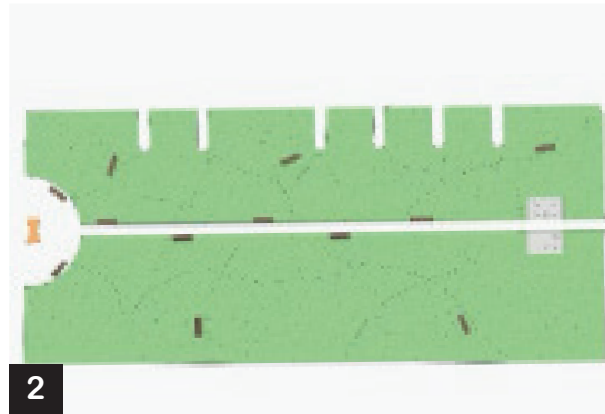




publicity will contribute to developing a biking culture. The constraint of cars will also be a strong incentive but be less accepted.

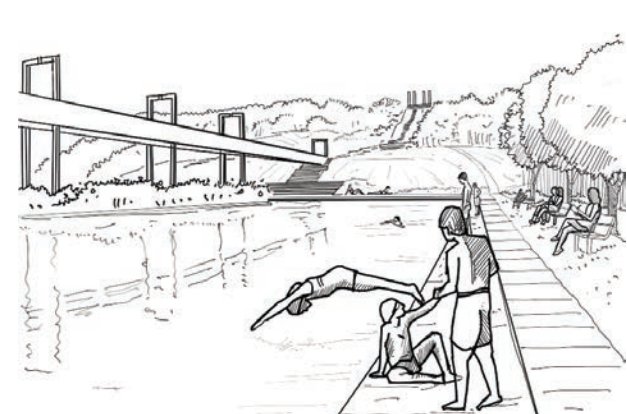
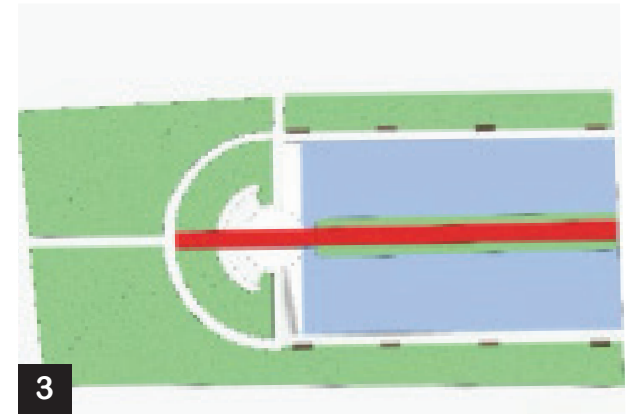
## Natural heritage curation

Cergy-Pontoise has many green spaces, they provide an impression of nature, but many work as transit areas. We aim to convert them into wandering areas and places that citizens can use. Activating green spaces by enhancing the greenery will help create new ecosystem services, for fauna, flora, and humans. The reduction



of concrete, asphalt and plant pruning will lower heat island effects, provide shade, contribute to water management (desealing soils or developing bio-swale), and accommodate new species.

The activation of green spaces can help create new attraction points. For example, it can bring the river Oise closer to the citizens. These attraction points may become places for encounters and therefore enable social interactions. CACP has many community gardens for self-consumption. These provide both interactions with nature and animates a neighborhood.

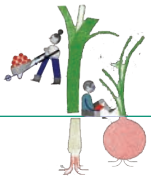


**1** The greenery on the Axe Majeur is turned into a community garden with outdoor furniture and beehives.

**2** The sand is replaced by a meadow, which offers habitats for various species.

**3** The waterfront is activated by making the canal and its surroundings suitable for swimming and sunbathing

The promotion of these, especially for the elderly and marginalized individuals, can help create new bonds and can be enhanced by the creation of new community gardens in the city.



# POTENTIAL ACUPUNCTURE POINTS



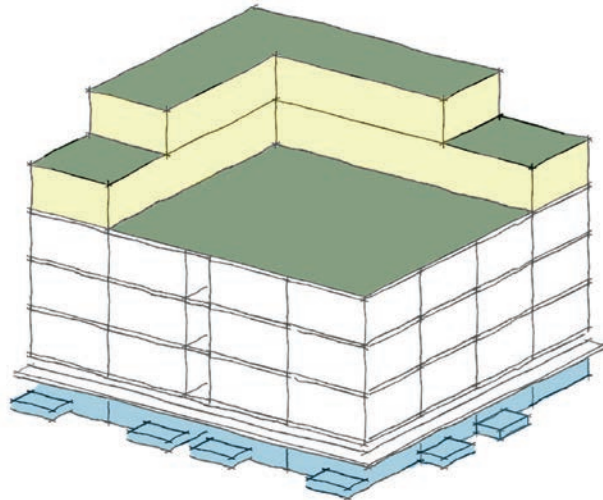
## RECOMMENDATIONS

Our recommendations blur the lines between public and private spaces, aiming to enhance the production of housing, the vibrancy of open spaces and enable social interactions.

Phasing time is indicative and relies on the financial and human resource that is invested in the implementation of following recommendations.

### Housing

- Use housing adaptation for the elderly as an opportunity to mobilize land or housing and transform into denser habitat - long run
- Propose long-term leases to the elderly in exchange for the sale of their under-occupied housing unit - medium run
- Encourage the sharing of appliances and of living spaces in collective housing on the model of co-housing - medium run
- Use modular pods when renovating and adapting housing as temporary housing - short run



### Public or community spaces

- Give more space to greenery in order to provide ecosystem services to people and biodiversity and activate green spaces - short run
- Provide public toilets in selected activity areas such as Place du Bien-être in Jouy-Le-Moutier (including for market sellers) - short run
- Provide playgrounds for children and adults and sitting amenity to bring life outdoor - short run
- Create community gardens in the ground floor as well as on identified roofs (crescent-shaped housing building's roof on place des Colonnes Hubert Renaud) - short run
- Activate the Axe Majeur waterfront as a new attraction point to bring the river Oise closer to the citizens - short run



### Economic fabric

- Mobilize the local association network and Solidarity and Social Economy (ESS) stakeholders like EpiSol to propose activities for the ground floors and vacant commercial premise - medium run
- Recruit a town-centre manager to animate the local commercial network and favour dialogue between business and commercial owner premises - medium run

### Enhance bike use

- Reduce the visual footprint of cars in the space in the Bien-être Square of Jouy-Le-Moutier and develop walkability and biking design around Axe Majeur - medium run
- Organize through associations or the cityhall guided biking tours for schools or families to show that cycling in the city is doable - short term
- Show cycling travel times on road signs - short run





# TEAM B

## A PLACE TO BE



# (CY)NERGETIC

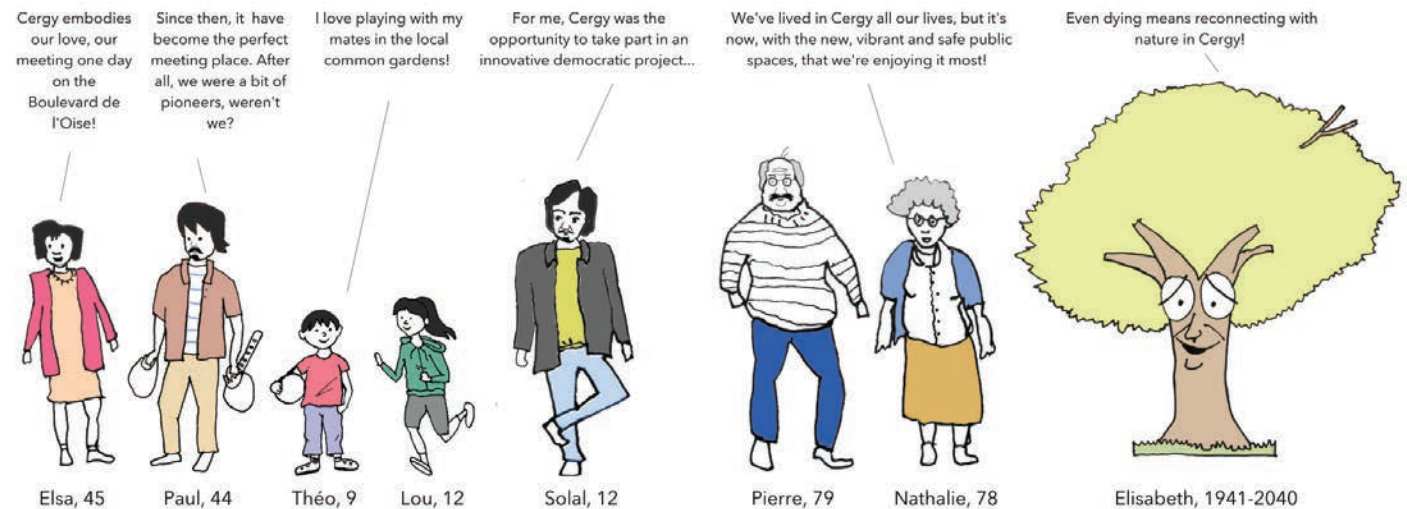
## RECONNECT: THE CERGY DREAM REINVENTED

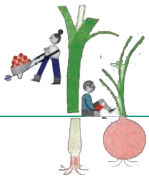
The dream of the pioneers for the new city: owning individual property with a garden is no longer sustainable or accessible for everyone. Today, we must take into account the scarcity of land, existing constructions, territorial fragmentations, and societal changes to conceive development models compatible with planetary boundaries and the associated social challenges. It has therefore become necessary to imagine new narratives, a new Cergy dream that strengthens the attractiveness of the area and allows for sustainable living.

Our proposal aims to re-establish connections—whether human, with nature, public spaces, or transportation networks—at the heart of the development process. In doing so, we will enhance the unique landscape vision of this territory to create synergies and make Cergy a vibrant and lively place: (CY)NERGETIC.

## WHY DO YOU LIKE CERGY?

2050





# FROM A DREAM INCOMPATIBLE WITH CONTEMPORARY CHALLENGES... A DREAM BASED ON LAND AVAILABILITY

*“What I love about my house is the space and the garden. When I bought it here in the 80s, I wouldn’t have had the same space in Paris or in the nearby suburbs.”*

Michel, one of the pioneers of the new town, arrived in 1974.



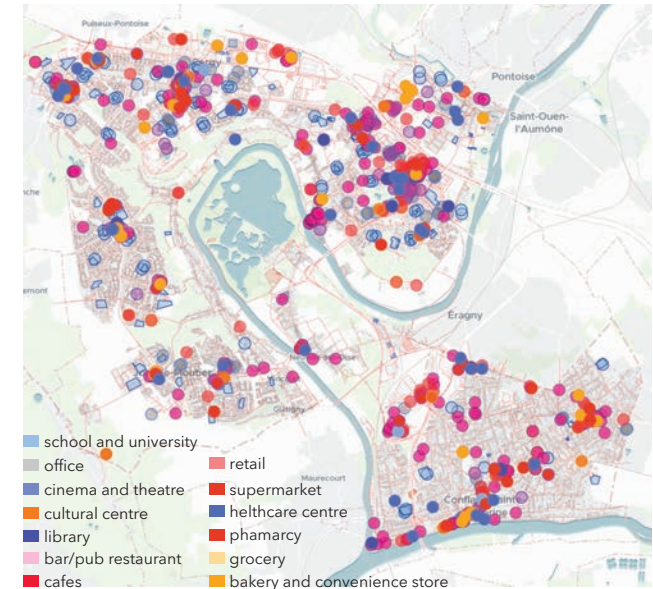
## THE HOUSING CHALLENGE IN FRANCE AND IN THE AGGLOMERATION

France faces a massive need for housing. However, it is difficult to agree on the exact numbers: estimates range from **250 000** to **1 million** new homes needed each year. It is expected that around **1300** homes will be built annually in the Cergy-Pontoise agglomeration.

## DEVELOPING WITHIN PLANETARY BOUNDARIES

Urban planning must also be reconsidered to align with planetary boundaries. The city must think and build upon itself. The need to preserve natural land is embodied in the ZAN law, which is gradually coming into effect, aiming for zero net land artificialization by 2050.

Ultimately, there is a growing divide between individual aspirations of homeownership and the ideal of a house with a garden, and the collective interests of preserving natural spaces and building to address the housing crisis.



Map 1: A distribution of services inherited from a single-function urban planning.







The donut model: visualizing a safe and just space for humanity. SOURCE: Oxfam France.

# ... TO A REINVENTED DREAM BASED ON RECONNECTION

The Covid crisis revealed the limits of urban density, often perceived as 'the crime and punishment of densification.' But then, what solution should be adopted? Will replacing suburban areas with two-story buildings (R+2) be enough to address the challenges of the territories? We think not. Instead, we propose a syncretism of density approaches. It is no longer just about focusing on human density but extending it to other scales, such as networks (mobility, green and blue corridors) and social density.

To create acceptable density, it is essential to promote a multifunctional approach, combining residences and services while being open to high-quality public spaces. Our vision is thus articulated in a multiscale manner:

-  The scale of habitat: open and dense habitats for new connections.
-  At the street scale: revitalization of public space as a place of connections.
-  At the network scale: innovative connections from the environment to the city.
-  At the agglomeration scale: enhancing human and non-human interconnections to give a new identity to the territory.

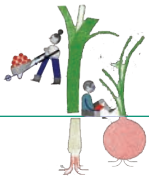
## A NEW DREAM FOR THE TERRITORY BUILT ON ITS STRENGTHS



Map 2: An important plant cover but lacking connectivity.

**« We are close to the neighbors around us; they are like family. What we love here is the neighborhood, the local football stadium, and the greenery everywhere. The air is fresher than in Paris; it is breathable. But it's a suburban city, so it's quiet, and not much happens.»**

Nael, 22 years old.



# CREATE NEW NETWORKS

The densification of networks should enable the creation of a coherent territorial ensemble, connecting individual and public spaces. The preferred networks here are of various types, including public transport networks, soft/active pathways, and green and blue corridors that will link the different areas. These networks operate at different territorial scales, connecting the study areas via the Oise Boulevard. This belt of the agglomeration irrigates the territory with predefined corridors that should link our belt to the Oise, passing through areas to be requalified, where densification and a multifunctional approach are prioritized.

## THE FOUR AXES

The spatial structure of the Cergy-Pontoise agglomeration is composed of four distinct neighborhoods: Cergy Préfecture, Cergy Saint-Christophe, Vauréal, and Jouy-le-Moutier. These fragmented territories do not have a clear connection to the Oise, except for Cergy Saint-Christophe, which has the Axe Majeur, although this only holds symbolic value.

Each territory has a town center located at its heart. Consequently, our plan is to create three other axes in the form of arteries or active corridors that would connect the town centers to the Oise River.

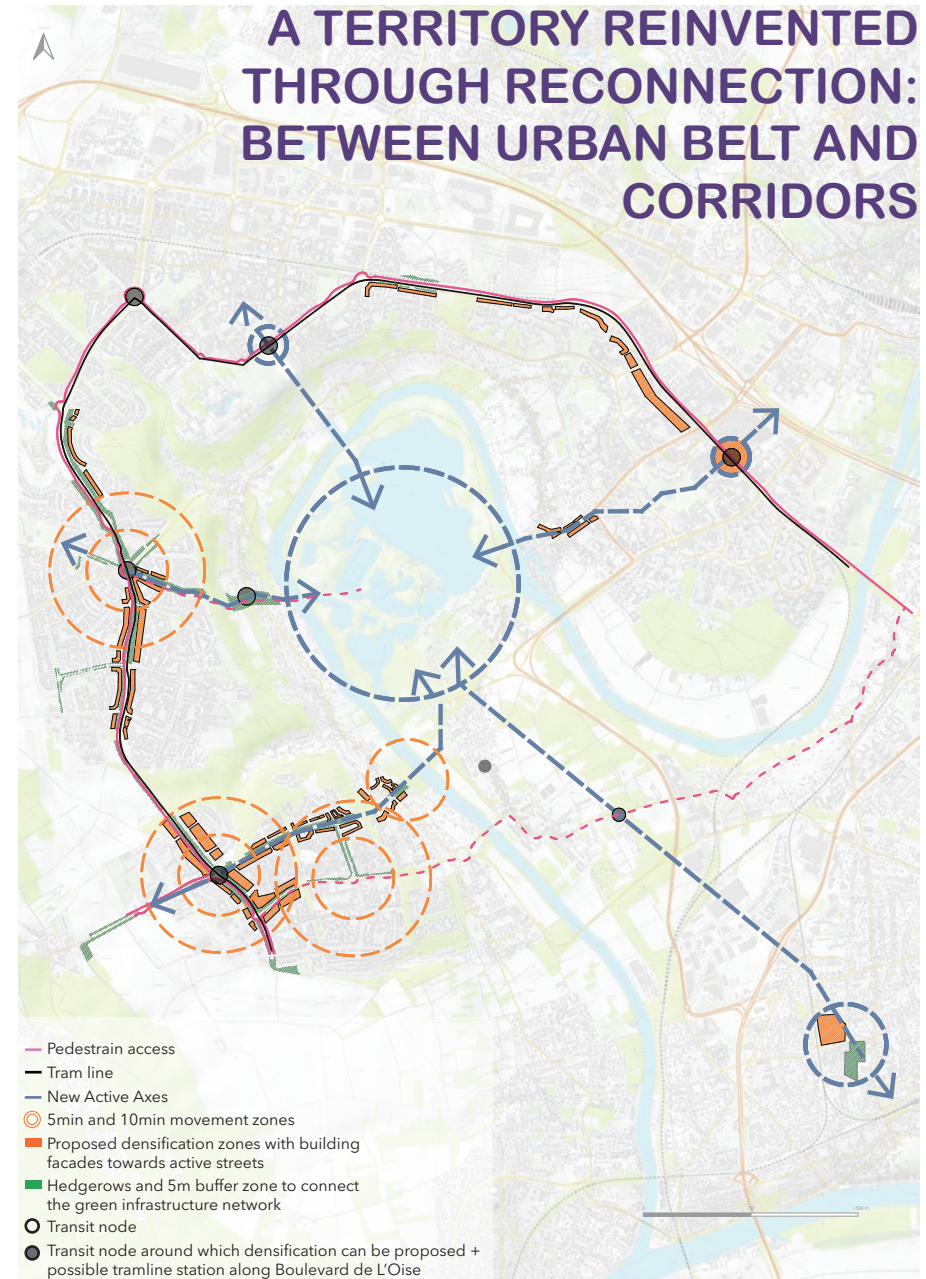
1st Cross-Section:  
1 - Vibrant City Centres connected by active streets to the Blue and Green/Grey Corridors.

2nd Cross-section:  
1 - City Centres; 2 - new uses in under-utilised or vacant spaces + new pop up facilities in the new active streets; 3 - New housing density including active ground floor.

3rd cross-section:  
2 - Potential for green roofs and city-scale energy generation.



SOURCE: MVRDV

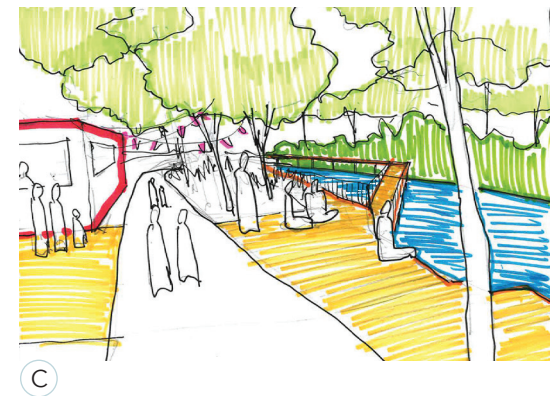
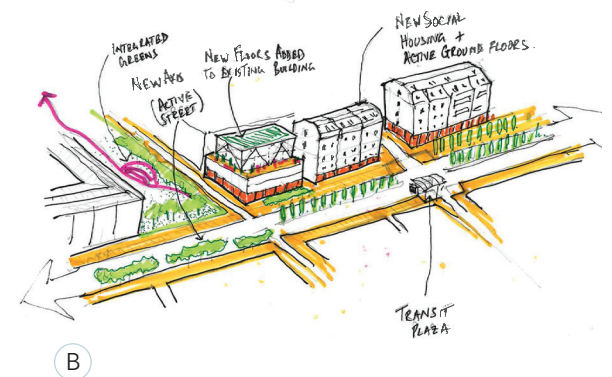
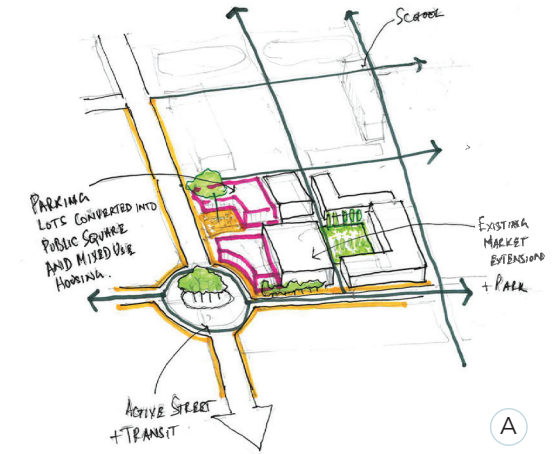
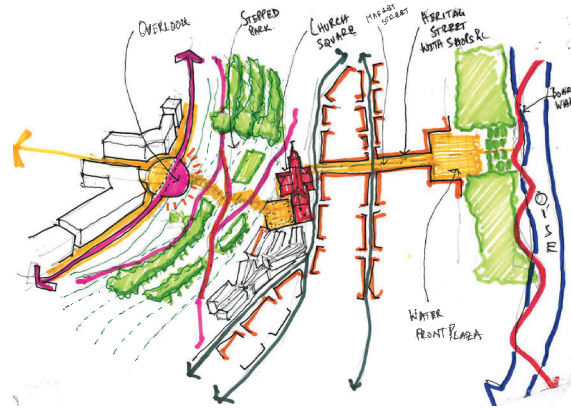


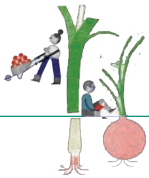
Vision map.



# AXIS LEVEL

The Oise is a central element of the agglomeration's landscape. Our proposal aims to strengthen the relationship between citizens and this privileged natural space by enhancing continuities and accessibility. To improve human and non-human interactions, we propose corridors of green, blue, and grey infrastructures that connect existing but fragmented green spaces. This approach seeks to integrate the urban fabric with natural systems, promoting sustainability and a more harmonious and attractive urban environment.





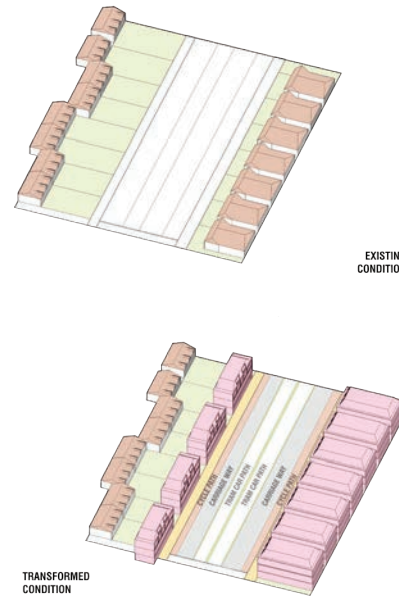
# BOULEVARD DE L'OISE

## A SPACE FOR CONNECTIONS BETWEEN AND WITHIN THE TERRITORIES

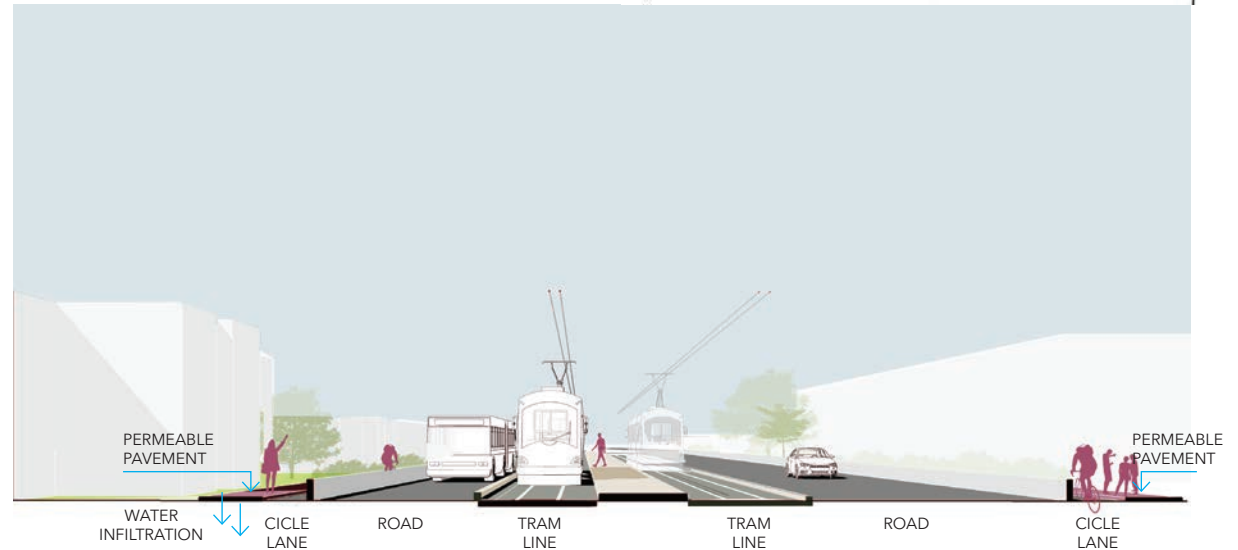
Human densification is being rethought here. For a similar density, the urban morphology can be redesigned to be more aligned with the idea of a desirable density. This involves developing the connection of built structures to the road network to create a place for interface and interaction. Densification is also studied through the optimization of existing space via self-densification. The approach here is modular, allowing for the adaptation of existing buildings to demographic trends: smaller household sizes and an aging population.

We have been able to roughly assess the densification around the Oise Boulevard:

- ① AREA OF LAND GOING UNDER DENSIFICATION - 54.51 HA
- ② TOTAL NUMBER OF DWELLING UNITS GENERATED (70 per Ha) = 3780
- ③ TOTAL NEW POPULATION SPECULATED (average household size to be considered as 2.18 in France) = 8240 people



## NEW USES OVER THE AGES



Boulevard de L'Oise.

# «VIBRANT AND ACTIVE STREETS»

The active street is at the intersection of the intense city and the 15-minute city. It operates at the neighborhood scale and is characterized by an openness of buildings to public space, with a sharing of functions. The goal is to create meeting interfaces, living spaces, and not just thoroughfares.



Projet pour l'École Supérieure D'Arts Paris-Cergy.

## RENOVATION OF THE ART SCHOOL, INNOVATIVE PARTICIPATORY PROJECT

In line with our vision of active streets, we propose to envision the renovation of the art school as a shared living space with a focus on common areas. Thus, the ground floor would be reserved for solidarity shops, where residents could access attractive prices in exchange for a few hours of work per month. There would be cafés designed as places for meetings and democratic debates. The first floor would be dedicated to common areas: kitchens, libraries, large lounges, etc. The upper floors would contain bedrooms with individual bathrooms. Some of the rooms will be reserved for students with economic mechanisms designed to encourage them to stay after their studies. This is a comprehensive housing project where relationships with others are at the heart of the act of living



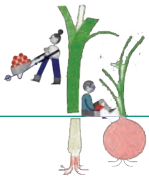
Co-housing model.

## THE NECESSITY TO THINK OF NEW ECONOMIC MODELS

The expected changes in morphology are only relevant if they are feasible through the developer's intervention, but also desirable and accessible for residents. How can we reconcile social expectations, community needs, and the interests of promotion? To inhabit is also to fulfill oneself; access to property is an ideal subject to market constraints that we seek to challenge. In order to preserve access to ownership for everyone over time, it is essential to rethink land management. This could also be a lever for attractiveness to encourage students to settle permanently in the municipality. Organizations like OFS (Sustainable Development Agencies) can give the community control over the evolution of properties, while the LOA (lease with an option to purchase) could encourage students to rent in Cergy and gradually invest, thereby motivating them to stay afterward.

### THE OPERATION OF HOUSING WITH AN OPTION TO PURCHASE FOR STUDENTS



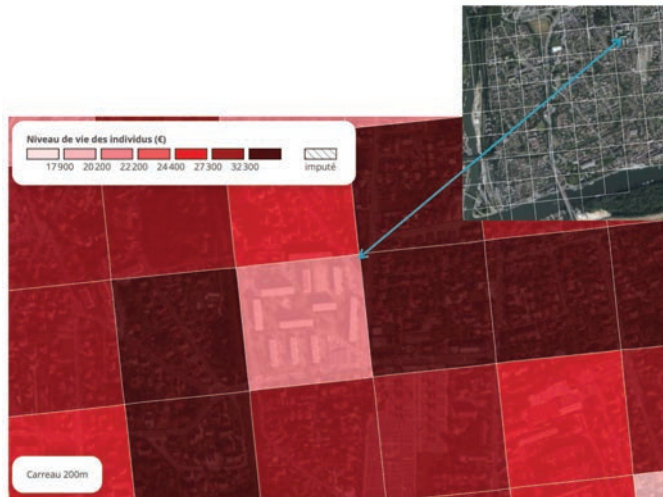


# CONFLANS: RECONNECTING A NEIGHBORHOOD OF «GRANDS ENSEMBLES»

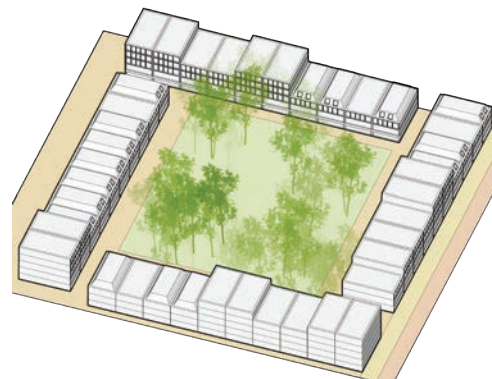
The municipality of Conflans is the subject of a particular study. We aim to create structuring spaces that orient buildings towards a more sustainable public space to unlock the neighborhood of large complexes, which is considered an urban and social fracture.

A diagnosis using the Filosofi database reveals a territory marked by low living standards and limited access to property. The layout of the buildings creates a closed area, disconnected from the nearby territory dedicated to individual housing.

The proposed solution relies on maintaining human density while rethinking the shape of the buildings to better address the territory's challenges and the needs of the population. While green spaces emerged in interviews as being poorly visible in the city, we have the opportunity to create more pleasant meeting spaces here. This project is also part of an evolution in the use of the cemetery.



Standard of living for individuals in Conflans by 200m grid.



Requalification of large complexes by 2040.

## HUMUSATION: RECONNECTING WITH NATURE AFTER DEATH

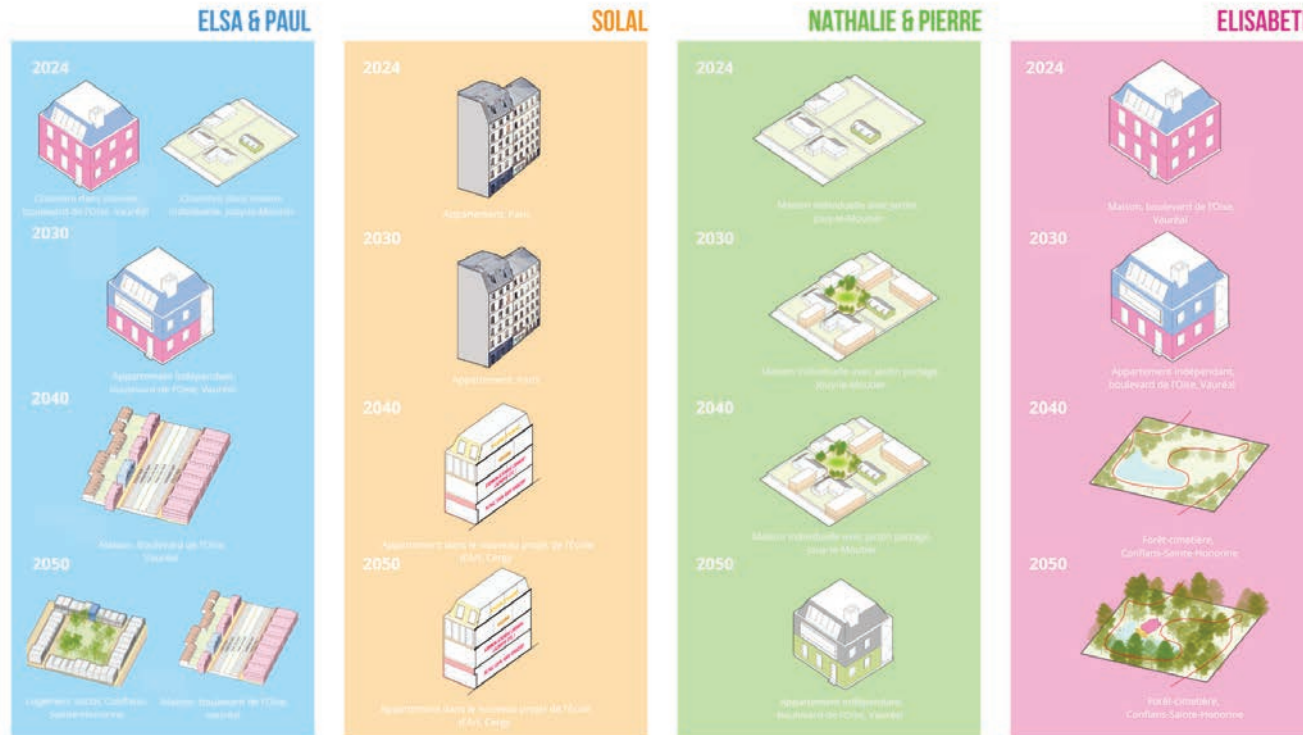
How can we rethink our relationship with death in light of demographic transition challenges, land scarcity, and the need for cities to adapt to climate disruptions? Humusation is a transformation of bodies into rich humus, usable for regenerating land. It thus allows for reintegration into the cycle of life: a sustainable way to inhabit the world after our death?

The cemetery of Conflans-Saint-Honorine occupies an important land area in the city. Rather than preserving it, we could imagine transforming it into an urban forest, a new form of sacred and healing space.

Very concretely, ten years after the last burial and once the remains have been transferred, the municipality can reallocate the plot. Therefore, the transformation of the cemetery will be a long-term and gradual operation. In our scenario, the cemetery forest becomes operational by 2040, providing a space for the gathering of loved ones.



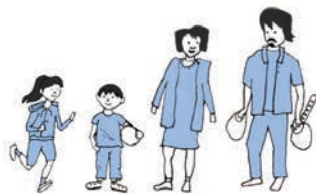
# TOWARDS MORE SUSTAINABLE WAYS OF LIVING: RESIDENTIAL PATHWAYS OF FOUR INHABITANTS OF THE AGGLOMERATION



## CONCLUSION

Thinking of new ways of living in the face of ecological and social emergencies requires a profound paradigm shift in land use planning. It is about rethinking urban forms so that value no longer relies solely on land charges, which lead to an unsustainable race for construction. Producing new housing to address the housing crisis is necessary, but it must also be made desirable, accessible, and sustainable. We thus propose redefining the relationship between private and common spaces to transform living modes in a way that avoids fragmentation, instead promoting reconnection between territories, individuals, and nature.

2050. When Paul arrived in Cergy to study in 2024, he fell under the spell of Marie, a Cergysoise since birth. They've now started a family, and even though they've decided to separate, they wouldn't leave Cergy for anything in the world. The town's excellent transport links mean they can manage their new life with complete peace of mind.



2050. Solal grew up in Cergy, but didn't like the city and left to study in Paris as soon as he could. After years of living in Paris, he found a job in Cergy. Tired of the daily RER journeys, he decided to take part in the École d'Art's innovative and participative project. It's been a revelation: he's much more fulfilled and feels and feels reconnected to others thanks to his new way of living.



2050. Nathalie grew up in Cergy, where her parents were among the first to move to the new town. She started her family with them and has always lived in the same suburban house in Jouy-le-Moutier. The neighbourhood has gradually changed to create more public spaces and shared spaces within communities. This was one of Pierre's major projects, her husband, who was mayor of the town for 12 years.



2050. Elisabeth lived with her family in an house on Boulevard de l'Oise. After the death of her husband, she took in Paul, and then decided to redesign her house to make two flats to house a young couple, Paul and Elsa, while ensuring that she was not too isolated. On her death, Elisabeth decided to be humused rather than be buried and thus return to the earth in the innovative forest-cemetery of Conflans-Sainte-Honorine.





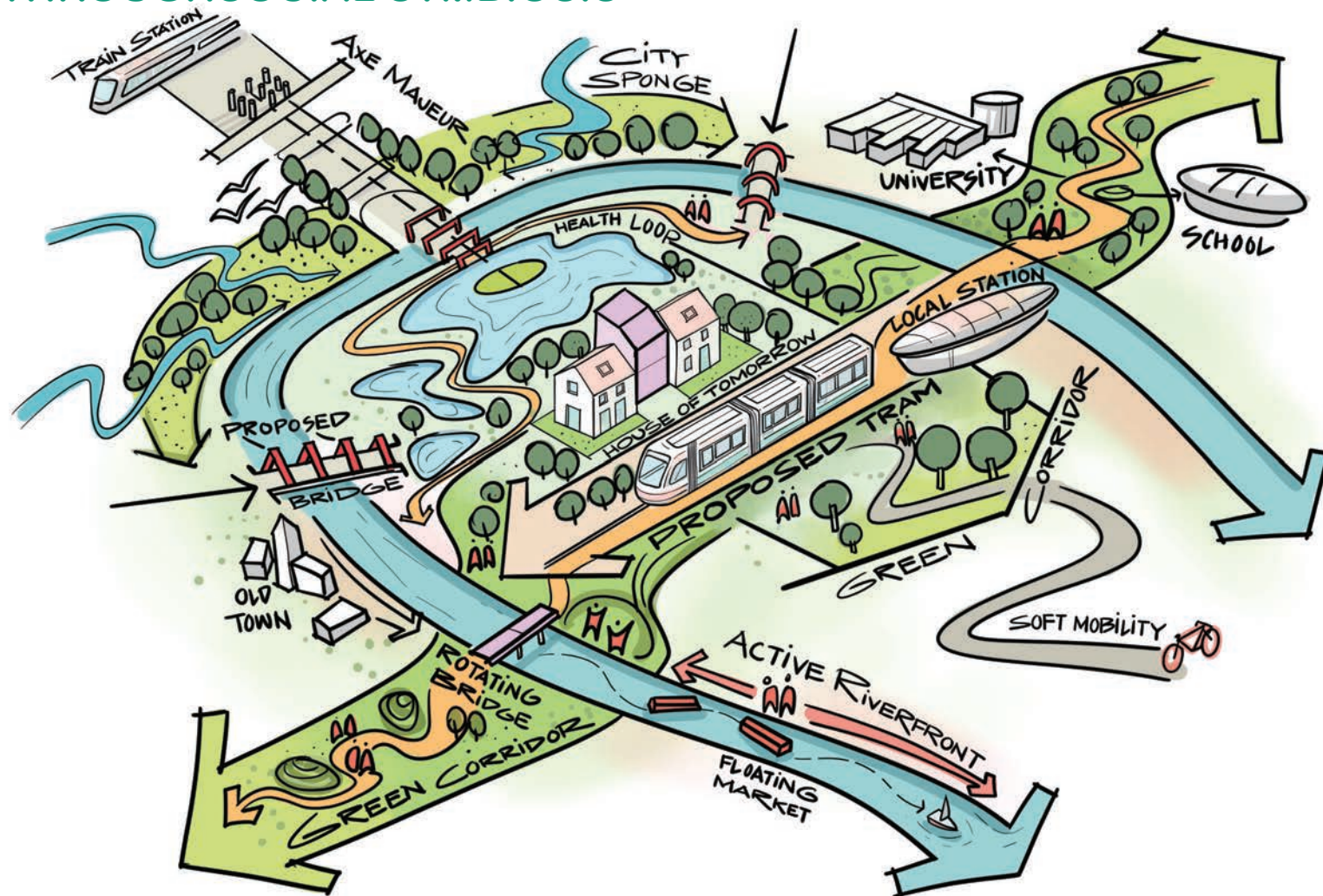
# TEAM C

# SELF MADE CEREGY



# SE(LF MADE)XY CERGY

FROM AN URBAN VISION TO A RESIDENT INITIATIVE:  
DENSIFYING THROUGH SOCIAL SYMBIOSIS





# AN UNBALANCED TERRITORY:

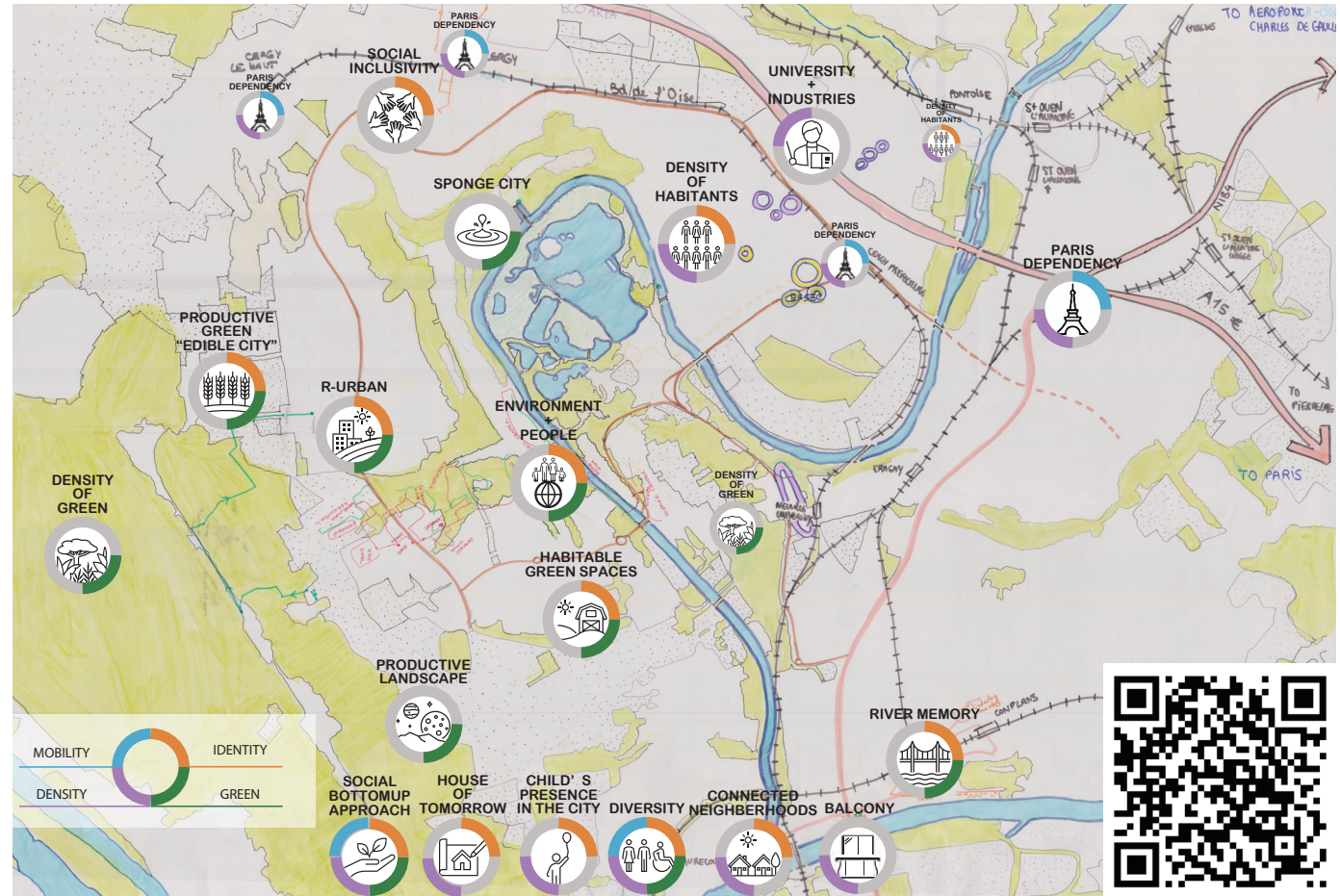
According to INSEE forecasts, the population of Val d'Oise is projected to reach approximately 200,000 by 2050. Currently, the Cergy-Pontoise agglomeration accounts for 17% of the Val d'Oise's population, making it a crucial area for new residents due to its economic center, numerous amenities, and transportation links to Paris. Based on these projections, it should be able to accommodate 35,000 more people.



In the context of a national housing crisis, what would be the solution for the city of Cergy-Pontoise?

Cergy-Pontoise is renowned for its interconnected green and blue networks that cross the territory horizontally. Urban development is concentrated along the RER line and the highway, both of which provide connections to Paris. Conversely, residential areas situated around the Oise River are less dense. These two distinct areas appear to be disjointed, leading to a division among the residents and their activities. This observation is reflected in the diagnostic map and the short film.

To meet the upcoming climate and human challenges: three objectives were created:



- Our Objectives :
- 1 - Connecting Cergy-Pontoise to create new local dynamics.
  - 2 - Create a sense of belonging to allow a bottom-up evolving model
  - 3 - Achieving sustainable density to maintain a strong landscape identity



The short film:  
Ce qu'un habitant voit dans une journée (What does an inhabitant see in a day)



# URBAN SCALE INTERVENTIONS: THE 3 KEYS OF ATTRACTIVENESS TO DRIVE SELF-DENSIFICATION

Cergy-Pontoise is a new town built by urban planners in the 1970s. The gamble was successful, yet it still retains the image of a "suburb" due to its treatment as an extension of Paris's RER line. How can its identity be strengthened? How can it be more appealing as a place to visit and live, for the residents of Val d'Oise?

To rebalance the various territories of the agglomeration and enhance the attractiveness of residential areas, we propose the following initiatives:

## 1. A LOCAL TRAMWAY NETWORK

As Cergy-Pontoise has grown and is now classified as a "medium-sized city" in France, it requires an effective local transport network. The proposed tramway network, situated around the urban circle, would not only serve the territory effectively but also reinforce its identity and highlight its areas for future densification.

## 2. CONNECTIONS TO THE GREEN HEART

Identifying a clear city center in Cergy-Pontoise is difficult due to its various focal points (Cergy-Prefecture with its economic zone, Saint-Christophe with its market, Pontoise the historic city, etc.). However, the green "lung" consisting of ponds and surrounded by the Oise River can be easily identified as the geographical center. This green space is envisioned as the heart of the city of the future. Equality of access for all

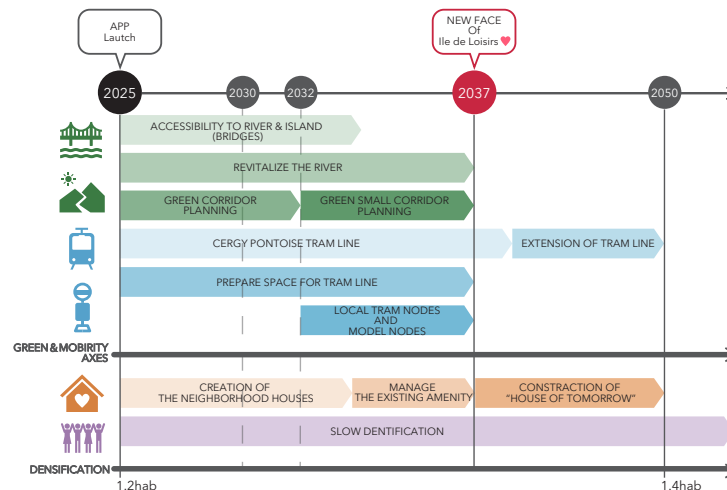
### Progressive public actions

the residents of Cergy-Pontoise is a crucial point in the city's development.

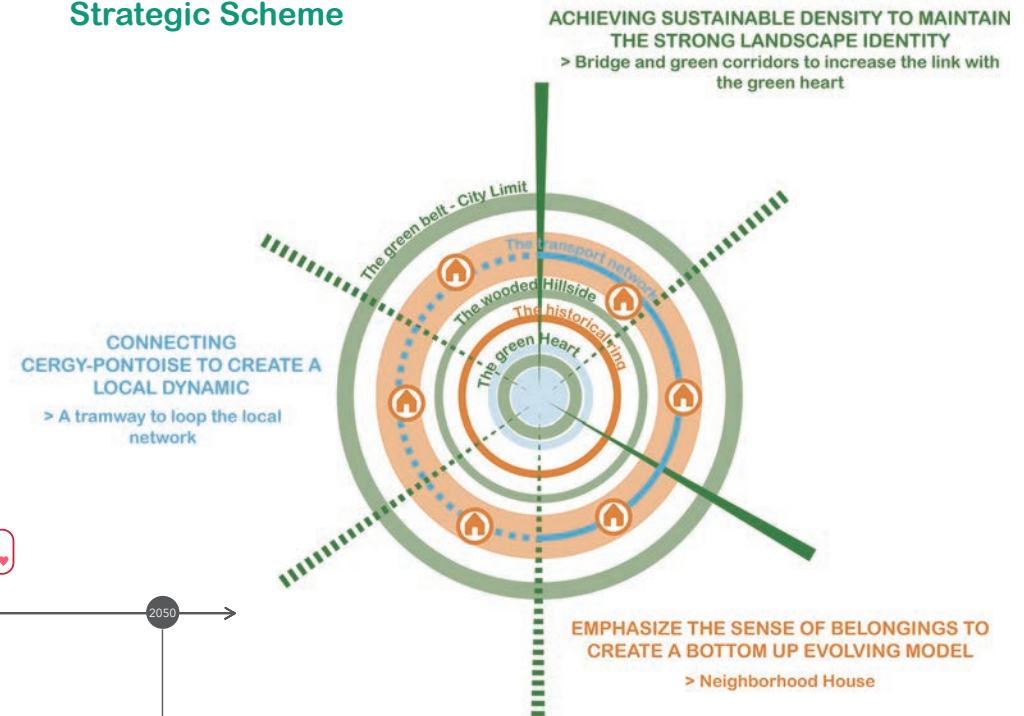
## 3 NEIGHBORHOOD HOUSES

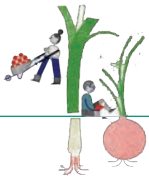
Reintroducing public services at the local level will help spread Cergy's development to other towns and residential areas. This is being achieved through the strategic creation of new neighborhood centers and the development of a local app.

These initiatives are essential for making the entire Cergy-Pontoise area more appealing and starting a process of self-densification. The implementation of these initiatives is planned in stages to support urban development and adjust to the gradual increase in population density.



## Strategic Scheme





Sketch of the future Boulevard de l'Oise:



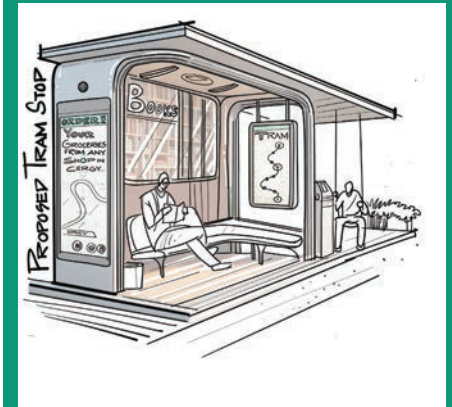
## TOOL 1: THE TRAM «The loop is complete»

It is unexpected that a mid-sized city such as Cergy-Pontoise has yet to establish an urban transit system beyond buses. Although this project has been a topic of discussion for some time, its potential implementation is of significant interest. The establishment of connections between the city's various districts and municipalities is imperative to enhance territorial cohesion. Moreover, a larger initiative is underway to connect the area to Saint-Germain-en-Laye. To facilitate this infrastructure, construction will primarily take place along Boulevard de l'Oise, as it provides the necessary space for adaptation to accommodate various modes of transport (including cars, trams, cyclists, and pedestrians), thereby ensuring their seamless coexistence.

### Strategic Mobility Plan

## LOCALIZED STATIONS

To underscore the significance of mobility in people's everyday routines, each station will be purposefully designed and utilized to reflect its distinctive location and function. For example, the station situated in the heart of Vauréal will showcase a music theme, inspired by the presence of an existing auditorium. This approach commences well before the tram line, offering a preview of its forthcoming route.



Future tram station of Les Merisiers

All the major existing centers will thus will be interconnected, forming a continuous loop. As they say in French, the loop is complete (la boucle est bouclée).

## TOOL 2 : GREEN CORRIDORS

### « Connecting every inhabitant to the green heart »

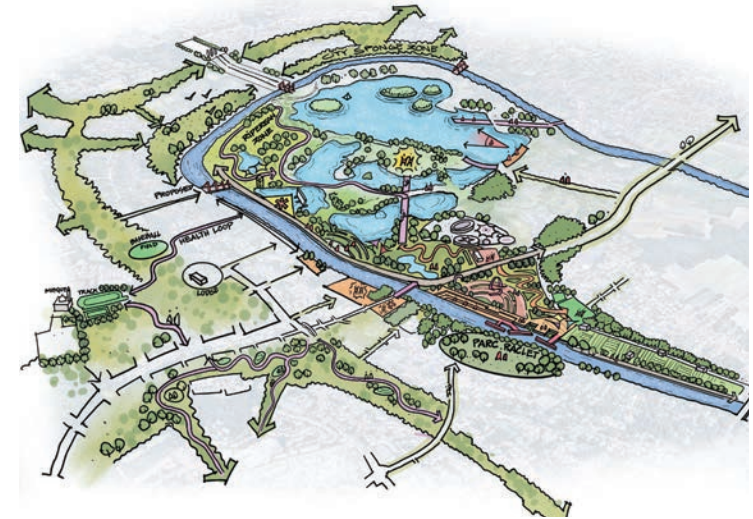
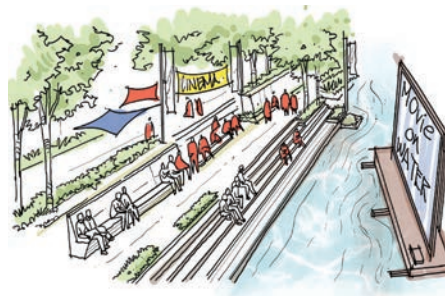
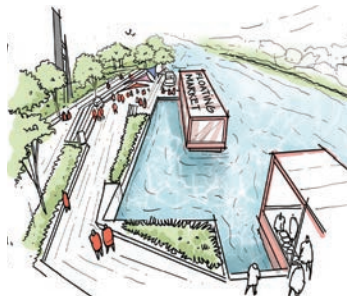


#### HEALTH LOOP

The loop connects the green parks and city together in a walking and jogging loop. It has also different activity components within the loop network.

#### CULTURAL LOOP

The cultural loop ties together different social amenities along the River edge and forms a cohesive network, it has a floating market, Gateway Plaza, River Walk Promenade, Floating cinema etc components so it enhances the social spine of the Area by creating more accessible social spaces for the people of Cergy, and helps to create a Collective Identity.



#### AREA LEVEL STRATEGIES

1. Adaptive Waterfront Design
2. Ecological Stormwater Management
3. Cultural Pathways
4. Identity Creation Through Community Engagement Spaces
5. City Linakge through Health Loop

#### CITY WIDE STRATEGIES-

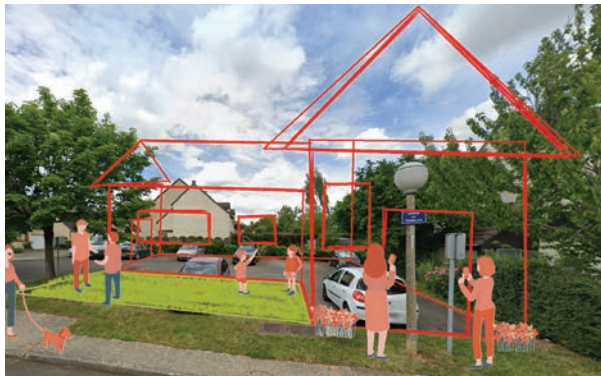
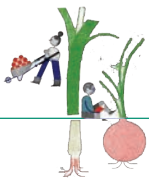
**City as a Sponge:** Implement green infrastructure like permeable pavements, green roofs, and rain gardens to absorb rainwater, reduce runoff, and prevent flooding.

**East-West Landscape Corridor:** Develop a green corridor that connects urban areas with nearby forests, ensuring wildlife migration, air quality improvement, and recreational spaces.

**River Connection for Identity:** Enhance the city's connection to the river by integrating walkways, parks, and public spaces along the riverbank to boost urban identity.

**Activating the River Edge:** Develop vibrant riverfronts with pedestrian zones, cafes, and cultural spaces, making it a social hub.

**Agricultural Landscape Integration:** Blend agricultural spaces within urban zones to create productive landscapes, promoting local food production and sustainability.



## TOOL 3: THE NEIGHBORHOOD HOUSE «Densification through social symbiosis»

Community living is a defining feature of Cergy-Pontoise. Several local initiatives are already fostering this sense of togetherness. The ultimate tool in this strategy aims to further enhance this by establishing a hyper-local facility—the neighborhood house. By employing urban acupuncture, these hubs will connect residents of residential areas and address the issue of underutilized housing.

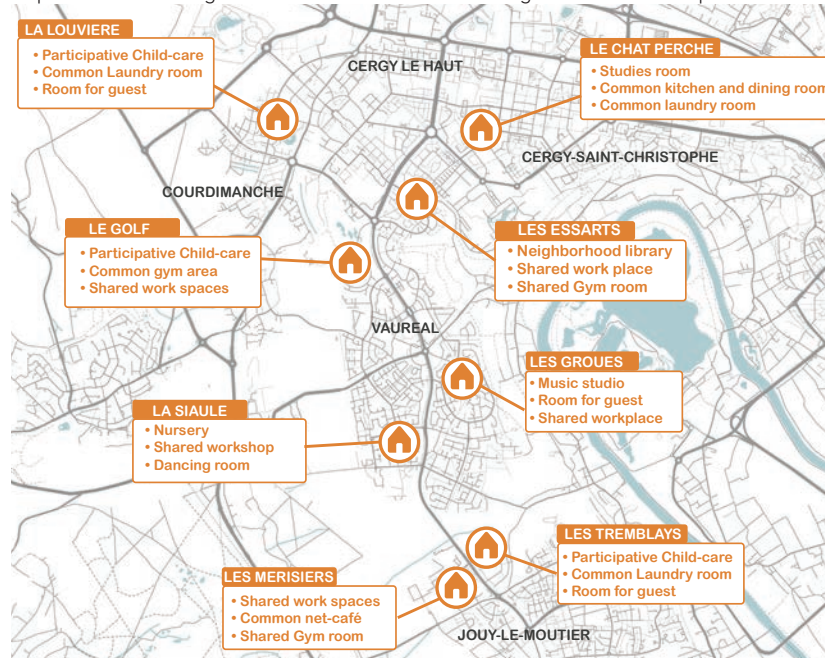
The hub will consolidate services commonly found in private homes, such as:

- Guest rooms
- Home offices for remote work or study
- Laundry facilities
- Spaces for sports, arts, music, etc.

The objective is to facilitate the rental or sale of underused spaces, adapting housing to changing household needs. By offering these services within 200 meters of homes, residents may be more willing to free up rooms that are rarely used, allowing them to be transformed into new housing.

The programming of each hub can vary depending on neighborhood-specific needs. These hubs will adapt to meet the evolving demands of the population, whether aging or rejuvenating. This shared space concept aims to make densification more appealing by enhancing local services and improving the quality of life.

Representation of “neighborhood house” additions on neighborhood-scale map



## A City Application to link the Neighborhood

A mobile application designed for the Cergy-Pontoise area aims to foster connections among residents by facilitating the sharing of services and management of communal spaces.

This dedicated app seeks to streamline the process of accessing available services within each neighborhood hub, allowing users to reserve rooms through a shared calendar and propose or coordinate activities and events. Additionally, the application empowers residents to actively participate in shaping the future of their neighborhood hub by engaging in the decision-making process and voting on its development and upcoming activities.



# SELF-DENSIFICATION: TRANSFORMING CERGY-PONTOISE THROUGH ITS INHABITANTS

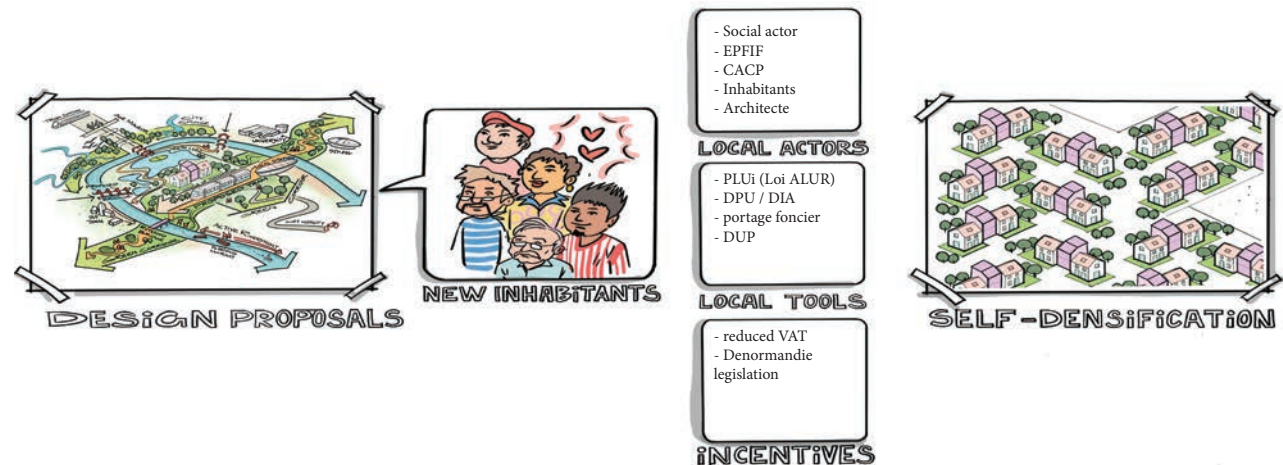
## FROM DETACHED HOUSES TO URBAN BLOCKS

«Transforming the existing residential neighborhoods by filling the gaps»

As urban planners, we propose development strategies, but our approach to densification primarily relies on the inhabitants. The goal is to involve the population in developing their neighborhoods.

Connecting the public transport network, emphasizing connections to green spaces, and integrating shared spaces within neighborhood houses are all strategies towards the residents wellbeing but will also increase the attractiveness of residential areas, enhancing their value, and encouraging densification on private lands.

The lack of available land within the city and the ZAN (Zero Artificialization of Land) legislation require all stakeholders to rethink urban development in the area. To preserve green spaces within the city and maintain a housing model that meets people's desire for houses with gardens, we aim to encourage the subdivision of private lands and the adaptation of detached houses into multi-family dwellings. This approach increases the number of inhabitants without disrupting the lifestyle chosen by city residents.



### TOOLS

To achieve this, we believe existing actors and tools can be leveraged:

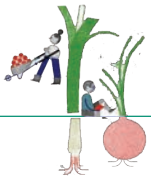
- The Local Urban Plan (PLUi) to allow parcel subdivision and facade-to-facade development across entire single-family home neighborhoods.
- The right of pre-emption to accelerate parcel subdivision.
- Land acquisition by the EPFIF to facilitate construction on new parcels by social housing organizations such as Val d'Oise Habitat, Immobilière 3F, or Emmaus Habitat.

### iNCENTIVES :

Other incentives can be introduced to encourage densification directly by residents:

- Adapting the Denormandie legislation to allow tax exemptions for owners who wish to renovate part of their current homes for rental purposes.
- Applying a reduced VAT rate for densifying projects.
- Propose an exemption from property tax on buildings to owners who add dwellings to their houses.
- Offering interest-free loans to co-owners wishing to build new apartments within existing homes.

ANAH and SOLIHA are Key actors to raise awareness among residents about these initiatives

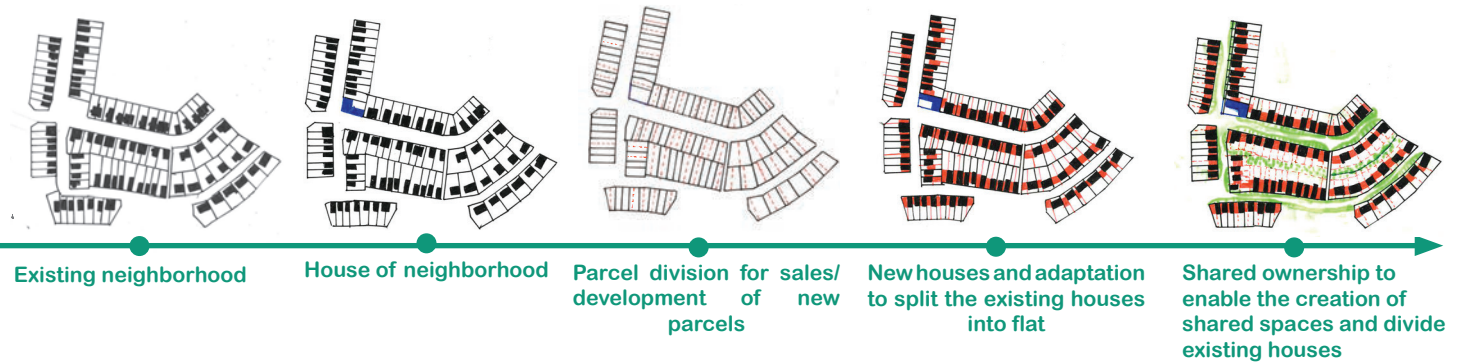


# TRANSFORMING DETACHED HOUSES

## «Promoting community-driven initiatives in residential neighborhoods»

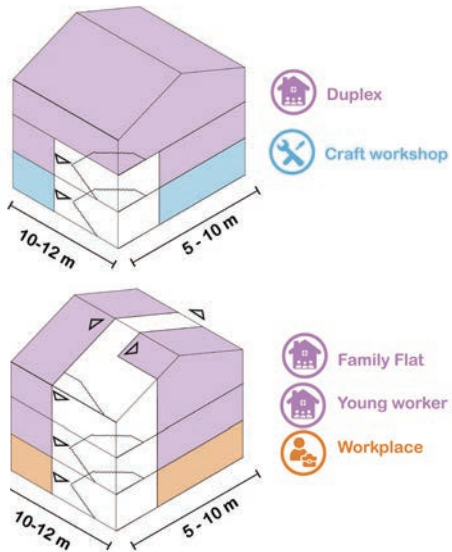
As per the 2021 report from the Val-d'Oise housing observatory, two-thirds of individuals aged 60 and above continue to reside in their family homes. Despite seniors making up 20% of the population, they occupy one-third of the housing. Our proposal aims to modify these residences to accommodate more individuals without necessitating seniors to relocate. The goal is to facilitate the conversion of unused floors into apartments and make future homes more adaptable.

Exemple d'application de la self-densification sur le quartier des Tremblays à Jouy-le-Moutier



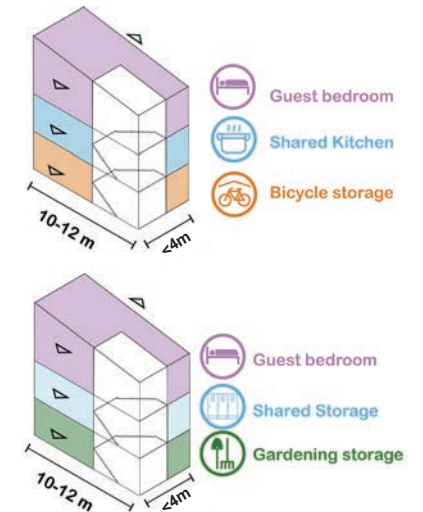
### SHARED HOUSES

Proposing a new construction model that promotes communal living and cohabitation

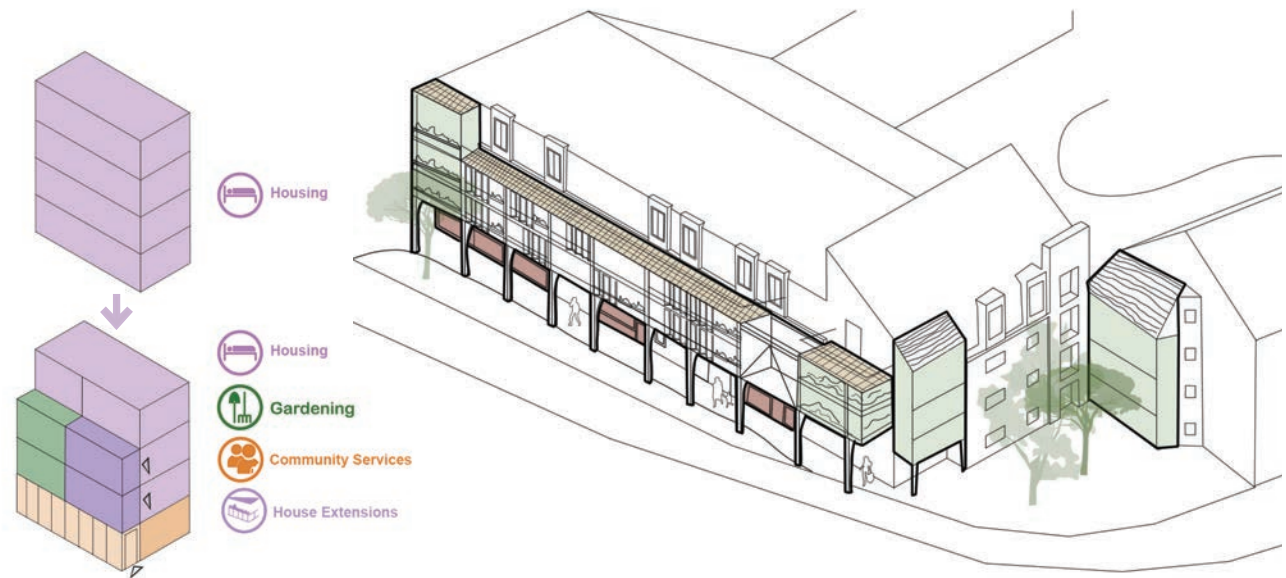
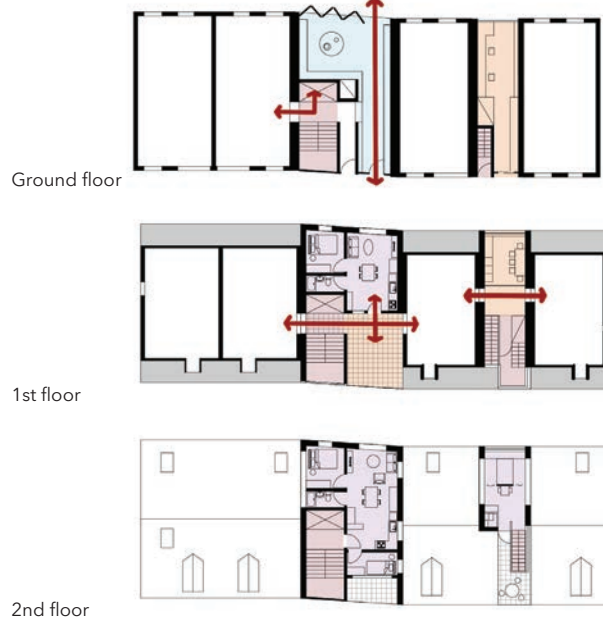


### ADAPTING EXISTING HOUSES

Shared staircases and spaces to divide detached houses into stories.



Plan : case study of detached housing strategies in plan



## PROPOSED TRANSFORMATION OF COLLECTIVE HOUSING UNITS THROUGH THREE KEY PRINCIPLES:

- Activating the Ground Floor  
Revitalize the ground floor by introducing shared spaces that enhance the pedestrian experience. By diversifying ground-floor uses, we can foster greater interaction between residents and the community while encouraging increased foot traffic.
- Expanding Living Space with Balconies and Winter Gardens  
Integrate winter gardens as flexible architectural elements that personalize building façades while extending interior living

spaces. This approach is particularly beneficial for smaller units, such as those in social housing, by offering residents additional space without expanding the building's footprint. This helps address overcrowding in some units and restores a more balanced density. Moreover, these protrusions act as a secondary façade, improving the building's thermal performance by providing natural insulation and reducing energy consumption.

- Animating Inactive Façades  
Transform blank building façades by introducing communal volumes, such as shared terraces or communal edible gardens, that encourage social interaction. These additions not only enhance the aesthetic quality of the exterior but also create functional spaces for residents, fostering a sense of community and belonging within the housing complex.

This transformation will elevate both the functionality and aesthetics of collective housing units, creating more vibrant, livable, and sustainable urban environments.

### THE IMPORTANCE OF BALCONIES

Balconies and winter gardens are pivotal in urban living, bridging the gap between indoor and outdoor spaces. They are akin to "mini gardens" and should not be seen as "unused areas." Rather, they are adorned with plants, furniture, and personal recreational activities, reflecting the identity and lifestyle of the residents. They add allure to the urban scenery, transforming with the changing seasons and the people who inhabit them.



05  
JURY





# INTRO

The jury of the 42nd International Urban Planning Workshop takes place on Friday, October 4, 2024, at the Cergy-Pontoise Agglomeration Hall, marking the end of the workshop. This jury is composed of elected officials, local representatives, French experts, and our partners. They attend the presentations of the proposals made by each of the three teams of participants. After these presentations, discussions and debates will take place to identify the ideas that stand out for their creativity, innovation, and relevance, which can serve as pathways for the development of the territories.

## PRESIDENT OF THE JURY



**PERISSOL Pierre-André**

+  
President of The Ateliers  
Mayor of Moulins  
Former minister



**COUCHOT Sylvie**

First Vice-President of the  
Cergy-Pontoise CA



**BROSSE Laurent**

Mayor of Conflans Sainte  
Honorine and Vice-  
President of the urban  
community Grand Paris  
Seine et Oise



**LACAZE Sandrine**

Regional Council of Île-  
de-France Development  
Director



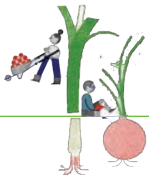
**BOUVELOT Gilles**

Director General of the  
Etablissement public  
foncier of Île-de-France



**JUNIUS Anne**

Deputy Director of Strategy,  
Partnerships and General  
Affairs in European and  
International Action (DAEI),  
Ministry of the Ecological  
Transition



**BALDE Delphine**

Vice-Chairwoman of Les Ateliers, Co-Chairwoman of the Cergy-Pontoise Development Council



**KERBOUZ Leatitia**

Director of Planning and Housing  
Val d'oise Departmental Council



**CARPENTIER Pierre**

Head of urban planning  
Jouy-le-Moutier



**KOESTEL Armand**

Director of Private Housing  
Grand Paris Aménagement



**IOUALALEN-COLLEU Djamilia**

Project Manager  
Ministry of Ecological Transition



**HENRY Louis**

CDC Institute for Research  
Head of territories and sustainable cities



**SCIAMMA Dominique**

Director CY Design



**WARNIER Bertrand**

Co-founder, honorary member  
Urban architect



**AUCLAIR Elizabeth**

Professor Emeritus  
CY Cergy Paris université



**REBOIS Didier**

Director EUROPLAN



**VAUTROT Céline**

Deputy Head of Planning  
Division  
Direction Départementale  
des Territoires du Val-  
d'Oise



**CHENU José-Michael**

Chairman, expert partner  
JP2A Company



**GARLAND Samuel**

Teacher, Head of Wood  
workshop  
Ecole nationale supérieure  
d'art de Paris Cergy



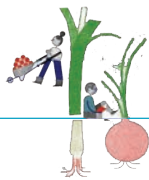
**CALVINO Michel**

Associate expert  
Ateliers internationaux de  
Cergy-Pontoise

05

WORKSHOP  
PARTICIPANTS





# TEAM A



**TIGANE Kaarel**

Estonia - 26 years

Master in Landscape architecture and Geography  
[kaarel.tigane@gmail.com](mailto:kaarel.tigane@gmail.com)

I am a Master's student in Landscape Architecture at the Estonian University of Life Sciences. My current academic focus is people's well-being in streetscapes, but I am also interested in urban mobility, ecological engineering and reuse of materials. Most of my free time I spend cooking, running, folk dancing and renovating my apartment.



**DALAUT Alice**

France - 29 years

Team manager in urban planning  
Master in Political sciences and urban governance  
[akdalaut@gmail.com](mailto:akdalaut@gmail.com)

Currently project team leader at the French Development Agency, I work on urban planning and public policy projects applied to cities in West Africa. A graduate of Sciences Po Paris with a degree in urban governance and a specialization in Asian studies, I have previously worked for a social engineering consultancy on urban projects in Asia, in a town hall as a project manager for urban planning and public spaces, and for the think tank "La Fabrique de la Cité".



**MAYTI Debaditya**

India - 28 years

Graduate Planner and Urban designer

Master in Architect and Urban Designer

[debadityamaity@gmail.com](mailto:debadityamaity@gmail.com)

I am a young architect and urban designer from India, deciphering the rhythm and dynamics of everyday city life. Having lived in rural, semi-urban, and urban areas, I have developed a unique understanding of nature, people, and urbanism, which inspires my creativity. Exploring my profession through travel and multidisciplinary engagement enriches my perspective and equips me to tackle contemporary challenges.



**BRAULT Annabelle**

France - 22 years

Intern consultant in "activ ways"  
Master in Ecological transition  
[annabellebrault@hotmail.com](mailto:annabellebrault@hotmail.com)

Annabelle, 22 years old, young graduated in ecological and social transition of territory, I'm particularly sensitive to making accessible and fair the ecological causes, which may be too often reserved to a white elite. I'm convinced that dialog, listening and sport can be ways to success. I would be very interested to the idea of take part to Les Ateliers de Cergy in order to discuss my ideas and opinions with peoples from different worlds and origins.



**TRAN NGOC Tran**

Vietnam - 22 years

Architecture and urbanism student  
[trnngtrn@gmail.com](mailto:trnngtrn@gmail.com)

"It is with the sense of belonging created through the art of enhancing others' identity that renders good design" It is with this perspective that I appreciate the graceful sound of paint cracking on ancient walls, to appreciate the ordinaries. This translates beyond the creation of aesthetics: to comprehend beyond what meets the eye, maybe as detailed and microscopic as knowing how one's father would want his morning coffee. Such qualities of a designer is what I aspire to be.



# TEAM B



**VEZINAUD Nathan**

France - 25 years  
Post graduated student in urban planning at Cergy Pontoise  
[nathan.vezinaud@railenium.eu](mailto:nathan.vezinaud@railenium.eu)

My name is Nathan Vezinaud and I'm a doctoral student in urban planning at CY Cergy Paris Université. I'm looking at densification strategies around railways in sparsely populated areas. This thesis is part of the Innovative Light Rail project. I'm interested in new forms of housing and the rehabilitation of vacant heritage. This research and commitment are perfectly in line with the themes of the 'Living, cohabiting and rehabilitating' conference at Cergy-Pontoise, where I hope to showcase my skills and affinity with these subjects.



**MANIER Léa**

France - 23 years  
Intern Consulting Firm UTOPIES, pole city and territory  
Governing Ecological Transition in European Cities  
[rovenaplaku1@gmail.com](mailto:rovenaplaku1@gmail.com)

Growing up in the French countryside, I developed a fascination for urban life while studying in Dijon, Paris, and New York. My academic journey, from B/L preparatory classes to a double degree in economics and geography, shaped my strong belief in reimagining cities to face ecological challenges. Now, as a graduate of Sciences Po's Governing Ecological Transition in European Cities master's programme, I'm excited to see how we can collectively transform our urban environments for a sustainable future.



**BANERJEE Arkadipta**

India - 27 years  
Teaching Associate  
Master in Urban Design and planning  
[arkadipta1995@gmail.com](mailto:arkadipta1995@gmail.com)

I am an urban designer by training and an independent researcher in urban studies. My research interest is in the intersection of urban design, planning, sociology and urban geography, focusing on the impacts of globalization in the everyday production, practices and politics of Southeast Asian cities through the lens of resilient communities and cities.



**RODRIGUES DA SILVA Luana**

Brazil - 29 years  
Coordinator of housing and of Housing and Land Regularization  
Bachelor of Architecture and Urbanism  
[luanarodriguesdt@gmail.com](mailto:luanarodriguesdt@gmail.com)

As an urban planner and architect, I perceive the world mainly through the lens of space and its relationships. Despite the contradictions, I believe urban interventions can be key to social transformation and that collective efforts are fundamental in promoting real and effective changes. Above all, I think ensuring the right to the city for everyone must go beyond narratives, taking a central role in urban planning so that the benefits of cities can be accessible to all.



**TWINOKWESIGA Annet**

Uganda - 32 years  
Postgraduate Student MSc Spatial Planning and Development at University of Reading, UK  
[annettwinokwesiga@gmail.com](mailto:annettwinokwesiga@gmail.com)

As an architect passionate about creating sustainable, inclusive and resilient cities, I have coordinated and facilitated collective intelligence on complex urban development projects including the co-production of a new secondary cities programme in Uganda. This inspired my postgraduate studies in spatial planning and development in the UK, broadening my understanding of urban systems. With vast experience in project management across East Africa and research in the UK—spanning urban soundscapes, affordable housing, and city planning—I am thrilled to bring my love for community collaboration and nature-based solutions to the urban challenges of inhabiting Cergy-Pontoise.



## TEAM C



**AKASHI Miku**

Japan - 23 years

Member of MATSUSHITA Daisuke Laboratory

Master in Urban design

[ss24537e@st.omu.ac.jp](mailto:ss24537e@st.omu.ac.jp)

I have loved building things since I was a child, and I enjoy traveling and taking pictures with my camera. I want to design on a body scale that is close to human beings, so I am currently studying architecture and urban planning at the graduate school of Human Life and Ecology. I dream of creating interesting new architecture and livable neighborhoods in my future studio in the suburbs of Japan



**CORRE Claire**

France -29 years

Charged of studies in a public agencies of Chargée d'étude Project management for public spaces

Architect

[clairecorre@wanadoo.fr](mailto:clairecorre@wanadoo.fr)

Born in Pontoise, I grew up in the new town of Cergy-Pontoise. This unique and utopian territory inspired me to take part in the development of the places we live. After a master's degree in architecture at ENSAPLV and a year of landscape studies in England, I decided to become a project manager for public spaces. This role in the making of the city allows me to participate in the redevelopment of existing urban spaces, to reexamine the place given to these common goods and to question our modes of transport.



**VENENTZAS Mavrianos**

Greece - 22 years

Post graduated student in architecture

[mvelentz@gapps.auth.gr](mailto:mvelentz@gapps.auth.gr)

Growing up, I have always been captivated by how diverse cultures and cities have shaped alternative ways of inhabiting. Being part of the multidisciplinary international movement, I have delved into different lifestyles in European suburban and urban environments and an Asian mega-city. Each experience has enriched me academically, through urban design courses and workshops, and personally through community involvement. As I embark on my master's thesis in urban anthropology, I am eager to join collaborative environments, paving the way toward a more inclusive and sustainable future.



**LLORENS Manon**

France - 24 years

Project manager OPAH-RU

Master in Urbanism and project management

[manon.llorens.ml@gmail.com](mailto:manon.llorens.ml@gmail.com)

Hello ! My name's Manon, I'm 24, I'm an urban planner from Bordeaux and I've recently been put in charge of the OPAH-RU project. I breathe new life into buildings in town centres, just as others do with their interior decoration. When I'm not busy reinventing housing, I do flamenco and surf - because sometimes it's by mixing unlikely things that you find harmony...



**BAGCHI Shubhajit**

India - 29 years

Urban Designer

Urban design and architecture - Post Graduate Diploma in Environmental Law and Policy

[shubhajitbagchi@gmail.com](mailto:shubhajitbagchi@gmail.com)

Hey, I'm Shubhajit Bagchi, an architect and urban designer with 5+ years of experience working on massive master planning, urban design, and public realm projects across India, China, UAE, KSA, and Oman. Born and raised in Kolkata, I wanted to be an artist, but life had other plans—I ended up designing cities instead! Now based in Dubai and working with Arquitectonica, I'm fascinated by cities and everyday urbanism. Collaborating with professionals across the built environment excites me, expanding my horizons and helping me shape public spaces that are truly "by the people, for the people." Ready to design the world, one sketch at a time

## PILOTES

**DELATAULADE Bénédicte**

France - Doctor of Sociology  
[delataulade.benedicte@gmail.com](mailto:delataulade.benedicte@gmail.com)

As an independent consultant since 25 years, I work in the fields of urban policy, urban renewal and social and territorial policies. I have carried out a wide range of research, diagnostic, evaluation and advisory work on the evolution of social and urban dynamics in different types of territory, as well as on the analysis of public policies.

**HELMAN Valérie**

France - Architect, lecturer ENSAPL Theories and practices of architectural and urban design

[v-helman@lille.archi.fr](mailto:v-helman@lille.archi.fr)

Trained as an architect, Valérie combines her private practice with teaching urban design, workshops introducing young people to architecture and the city, and research. In the past, she won the European 10 competition with the "Field Work" project, and has worked in demanding agencies in France and abroad on various public programs, completing her training with a Bachelor's degree in Philosophy and a Master's degree in Plastic Arts. She is particularly interested in the perception of visible phenomena, suburbs, urban fabrics, peri-urban agriculture and the human and poetic quality of built situations. Theoretical readings and site visits have always accompanied her work.

## L'ÉQUIPE DES ATELIERS

**VALENZUELA Veronique**

France/Chili - Projects director  
[veronique.valenzuela@ateliers.org](mailto:veronique.valenzuela@ateliers.org)

I'm a geographer with a specialisation in environment and a master's degree in town planning. I studied in Valparaíso, Lyon and Paris, before taking a course in international cooperation in 2013. As Project Director of the Ateliers Internationaux de Maîtrise d'oeuvre urbaine de Cergy-Pontoise network, I work on a daily basis in complex multicultural contexts to build cooperation around local issues and alongside local and international players. I accompany and lead workshops, working groups and research within the Ateliers network throughout the world, having travelled to more than 15 countries.

**BROCHARD Simon**

France - Coordinator  
[simon.brochard@ateliers.org](mailto:simon.brochard@ateliers.org)

As a historian and geographer I really like teamwork and see the results of collective work emerge. Passionate about marginal spaces and uses, imaginary territories and representations of cities, I often prefer ambitious and imaginative solutions to technical debates. I worked for the French Ministry of Education before devoting myself to coordinating international and Paris region workshops with Les Ateliers.



**HUET Mathilde**

France - Pilot assistant,  
Master's degree in  
sustainable development  
strategy and peri-  
urbanization  
[huet.mthld@gmail.com](mailto:huet.mthld@gmail.com)

My name is Mathilde, 26 years old, passionate about anthropology and social and environmental transitions, I navigate between ecology, sociology and animation. My academic background, focused on human and environmental sciences, has given me a solid understanding of sustainability issues in urban and peri-urban environments. Between theory and practice, I've been able to conduct surveys with a variety of audiences, in a variety of environments, to understand the relationships between humans and non-humans. My credo is to raise awareness, experiment and sow seeds of eco-responsibility!



**SIMONE Pauline**

France - Pilot assistant,  
Architecte  
[pauline8simone@gmail.com](mailto:pauline8simone@gmail.com)

As a young, creative and utopian architect, I believe that the disciplines of architecture and urban planning are tools for reconsidering our relationship with nature, the land and the soil, enabling us to care for, heal and repair what is already there. I'm delighted to be part of this Francilien workshop, a time for ideas, friendship and sharing. It's a valuable opportunity to reflect freely and together on current issues.

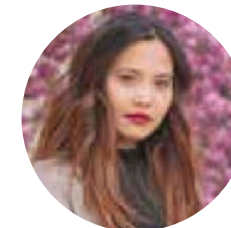


**BAYLE Victoire**

France - Communications &  
Management Officer  
[victoire.bayle@ateliers.org](mailto:victoire.bayle@ateliers.org)

With a background in marketing, I wanted to combine my interest for Social and Solidarity Economy, ecology, sustainable lifestyles and travel with my professional career

I've been working at Les Ateliers for three years now, and I'm learning a great deal about regional and urban planning in response to current environmental challenges. I work alongside people from a wide range of disciplines and backgrounds, all of whom are fascinating. Outside work, I enjoy spending time in nature, going on adventures and discovering the world.



**TENZIN Lhakey**

France - Logistic assistant  
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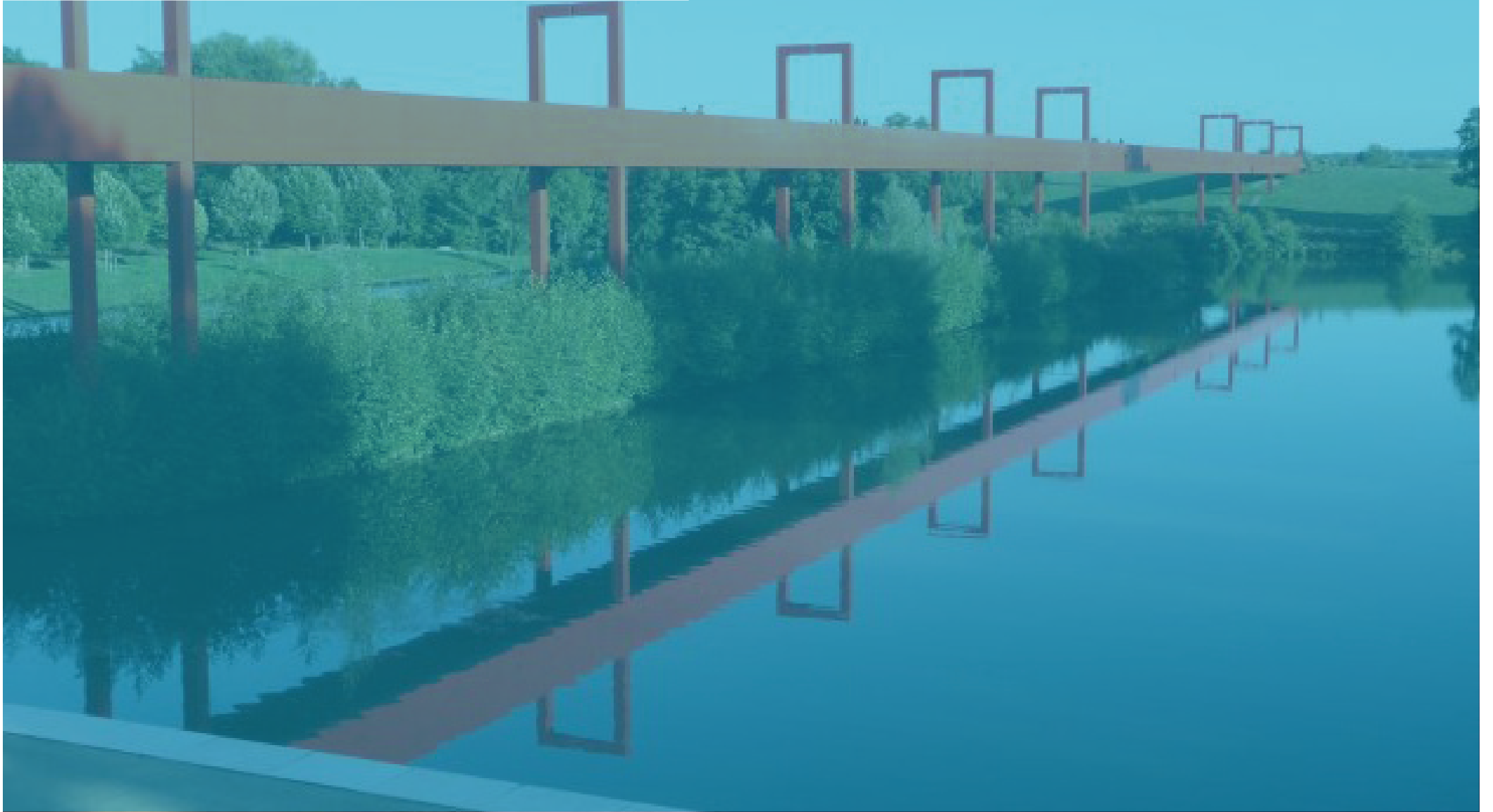
**ZAPATA Marilou**

Intern at Les Ateliers -  
Teamworks and inhabitant  
dialogue support



# 06

## CONTRIBUTIONS





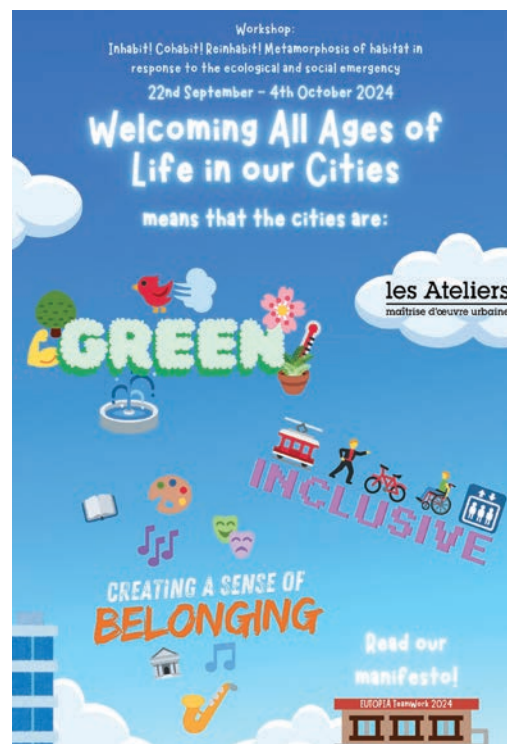
## TEAMWORK

### Welcoming all ages of life in our cities

For the second consecutive time, Les Ateliers partnered with CY University and the European university network EUTOPIA for a collective and multidisciplinary reflection work led in June and July 2024.

A team of 7 students from different countries and fields of study (Taja from Slovenia, Klara from Sweden, Sarah from the United Kingdom, Kashvi from India, Jan from Belgium, Haadi from the United Kingdom, and Vic from Slovenia, who are doctors, geographers, biologists, linguists, or historians) worked together for four weeks, using video conferencing and online collaborative tools.

Under the guidance of the Les Ateliers team and CY University, the students collectively developed a reflection on the intergenerational city, one of the workshop's points of reflection. The students considered what makes a city suitable for all generations, from the youngest to the oldest. The final objective was to create a manifesto and a poster summarizing their ideas and proposals. You can find these productions here and on the following pages.



**les Ateliers**  
maîtrise d'œuvre urbaine

# WELCOMING ALL AGES OF LIFE IN OUR CITIES

## MANIFESTO

We strongly believe that cities that welcome all ages of life are:

- **GREEN**
- **INCLUSIVE**
- **CREATING A SENSE OF BELONGING**

**EUTOPIA**

**GREEN****NATURE MAKES PEOPLE FEEL GOOD**

Nature makes people feel good. Firstly, trees help even out extreme weather. The prevalence of extreme weather is increasing due to climate change, and it especially affects the elderly. Trees give shade during summer as well as making rain fall thanks to the transpiration of the leaves. However, heavy rainfall is mitigated through the absorption of the root system. That prevents flooding on the streets. Secondly, trees add a pleasing aesthetic touch to our green spaces, enticing more people to spend time in them. Green spaces are proven to improve wellbeing: a study by Fields in Trust found that the regular use of parks and green spaces provides the UK with over £34 billion in health and wellbeing benefits every year, saving the NHS £111 million annually (Fields in Trust, 2024). Thirdly, plants demonstrate the seasonal changes, which leads to wellbeing.

**GREENNESS EVERYWHERE**

Since the elderly cannot always walk extremely far, there needs to be a little bit of nature everywhere. We believe that many surfaces remain unused today – in vain! Bus stop roofs, lampposts, walls of buildings are just a few examples of surfaces that could be coated in greenery. Apart from that, pocket parks could be established on any unused, solid surface. It would be a clever idea to have some greenness visible within 3 metres, a smaller park available in 300 metres and a big green area within 3 km. Everywhere. Lampposts could furthermore have bird boxes attached to them because birds and bird song may be pleasing. Creating more habitats for wild species aligns with the EU's climate goals and it is also beneficial for the inhabitants of the cities (Ecosystem Services, 2015).

**MEASURES AGAINST RISING HEAT LEVELS**

Addressing rising heat levels in urban areas is crucial for creating sustainable and healthy cities, especially for the most vulnerable populations such as the elderly and the children. Implementing measures like planting more trees pro-

vides natural shade, significantly cooling surrounding areas and improving air quality. Establishing water fountains and misting stations in public spaces offers immediate relief from heat, encouraging outdoor activities and social interaction even during warmer periods. Designing buildings and urban spaces with heat-reflective materials and/ or green roofs and walls further mitigates the urban heat island effect. Prioritizing the creation of shaded play areas and cool zones near senior centres ensures that both children and the elderly can safely enjoy outdoor environments. These efforts not only enhance the quality of urban life but also foster inclusive, resilient communities prepared to adapt to the challenges of climate change.

Young mothers often struggle with feeding their newborn babies in public spaces. It is crucial to make our spaces inclusive and comfortable for these babies and mothers. Installation of safe and free baby changing stations and feeding cubicles in public spaces is one solution for this issue.

**OUTDOOR GYMS**

We suggest that more outdoor gyms should be built because they offer numerous benefits that align with the vision of sustainable and healthy cities. These facilities promote physical activity in natural environments, enhancing both mental and physical wellbeing. They also reduce barriers to fitness by providing free, accessible equipment to all community members, regardless of socioeconomic status. Integrating outdoor gyms with playgrounds fosters intergenerational connections, encouraging family members of all ages to engage in active lifestyles together. This not only strengthens family bonds but also builds a sense of community and social cohesion in the cities. Furthermore, green outdoor gyms and playgrounds contribute to the greening of urban spaces, supporting environmental sustainability. By promoting regular exercise and facilitating social interactions, these combined facilities help create flourishing, resilient, and healthy urban communities.



## INCLUSIVE - IF IT FITS THE VULNERABLE, IT FITS ALL

### 15-MINUTE CITIES

The concept of the 15-minute city envisions urban spaces where essential services such as work, leisure, housing, food, health, education, and culture are accessible within a 15-minute walk (Carlos Moreno, 2020). This model reduces reliance on cars, cutting down on pollution while promoting fitness and wellbeing through increased walking and cycling. Jeff Speck, a walkable city advocate, notes that 35% of Americans in walkable neighbourhoods are overweight, compared to 60% in non-walkable areas (Jeff Speck, 2013). To make the 15-minute city a reality, we can increase bike lanes, support local shops, and repurpose existing infrastructure (e.g., turning schools into community centres in the evening).

### PEDESTRIANIZATION AND SLOWER SPEED LIMITS

Creating pedestrian zones where motor vehicles are restricted fosters safer, healthier, and more vibrant communities. These areas reduce congestion, lower crime rates due to increased pedestrian presence, and provide environmental benefits. Emergency and service vehicles maintain access, ensuring necessary services while limiting general traffic. Additionally, implementing slower speed limits in urban areas enhances safety and liveability. Lower limits reduce the number and severity of traffic accidents, protecting pedestrians and cyclists. Cities like Paris, Brussels, Madrid, and Amsterdam have seen fewer traffic-related injuries and deaths after reducing speed limits to 30 km/h in residential areas (European Transport Safety Council, 2024). Combined with pedestrian zones, slower speed limits improve urban life quality by reducing noise and air pollution and encouraging more walking and cycling.

### ACCESSIBLE PUBLIC TRANSPORT

Robust public transport systems, alongside bicycle lanes, are crucial for sustainable and inclusive cities. They should be reliable, well-maintained, fast, user-friendly, and affordable, with excellent connectivity to minimize wait times. Ac-

cessibility is key, with wheelchair-friendly vehicles and infrastructure ensuring mobility for all. Speed of public transport can be enhanced with bus-only lanes and dedicated tracks for trams, metros, and trains. Reduced fares for young people and the elderly, integration with pedestrian zones, slow speed limits, and free Wi-Fi in social spaces all contribute to safety and connectivity, promoting community well-being, environmental sustainability, and economic wellbeing.

### WHEELCHAIR ACCESSIBILITY

In France, 62 out of 10,000 people use wheelchairs, with the average age of users being 70 (Journal of Rehabilitation Medicine, 2008). These individuals deserve accessible cities, but the lack of wheelchair-friendly slopes hinders their mobility. To make urban areas more accessible, every staircase should have a corresponding wheelchair-friendly slope. This benefits wheelchair users and non-disabled individuals alike, promoting inclusivity and ease of movement for all.

### SAFETY AND 'COMPLETE STREETS'

Technology should be utilized to enhance road planning and avoid accidents. In London, data analysis of frequent crash deaths of cyclists revealed the reason of crashes to be trucks which came to deliver goods inside the city. The city then planned the deliveries during low-cyclist hours. Hence, data-analytics should be used to analyse data related to accidents and crashes to create heat maps and take measures to prevent accidents in future.

Implementing 'complete streets' policies is an ultimate way to ensure inclusivity across all ages and abilities. It involves creating different lanes for all transportation modes like four-wheelers, bikers, pedestrians, etc. It may also involve making traffic lights accessible for visually impaired people and implementing universal signboards at stops to ensure inclusivity of all language speakers. It improves mobility of all individuals irrespective of their age, abilities or the vehicle they own, thereby greatly making the streets more welcoming. For example, Mexico built its complete street, Avenida Eduardo Molino, where separate bus lanes, sidewalks, bike lanes, and green centrals were constructed which resulted in a 40% decline in fatalities on streets.

**ABOUT THE PROJECT**

This manifesto was created as a result of a project named “Welcoming All Ages of Life in our Cities” in collaboration with Les Ateliers de maîtrise d’œuvre urbaine de Cergy Pontoise. The participants were a part of an online international experience programme **EUTOPIA TeamWork 2024**.

The aim of the project was to share some ideas on the way to welcome different ages in the city as a preparation for an international workshop **Inhabit! Cohabit! Reinhabit!** Metamorphosis of habitat in response to the ecological and social emergency.

The workshop will take place in Cergy-Pontoise **from September 22 to October 04, 2024**.

**EUTOPIA TEAMWORK 2024 TEAM**

**Sarah Smith** I’m a British student at the University of Warwick and I’ve just finished my final year studying Modern Languages (French and Italian). In my spare time, I enjoy listening to pop music and reading various novels (at the time of writing, I am reading Emma by Jane Austen).

**Taja Ivanc** I’m from Slovenia and I’m currently finishing my master’s degree in Geography at University of Ljubljana. In my spare time, I enjoy traveling and hiking.

**Vid Bukovec** I’m just finishing my studies in medicine at University of Ljubljana. I love spending time with my friends and going to the theatre. I’m also an amateur enthusiast in architecture and architectural gems (especially the brutalist ones) are the first thing I look up when travelling.

**Jan Krsnik** I am a student at the Vrije Universiteit Brussel, currently enrolled in the bachelor’s program in Social Sciences. In my spare time, I enjoy traveling, exploring different cultures, and spending time both in the city and in nature.

**Haadi Khalid** I’m a Second-year history student at the University of Warwick.

**Klara Folkesson** I’m a biology student, bachelor’s level, at the University of Gothenburg in Sweden. I study biology because of my passion for the living things and for the climate.

**Kashvi Bansal** I’m Kashvi Bansal and I am from India. I am studying BSc. Economics student at the University of Warwick. In my spare time, I enjoy listening to music and I love to travel!  
public art projects, like murals and sculptures, can deter vandalism and promote civic responsibility, creating a shared sense of ownership and connection to the city.

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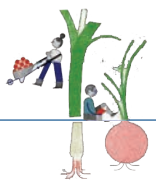
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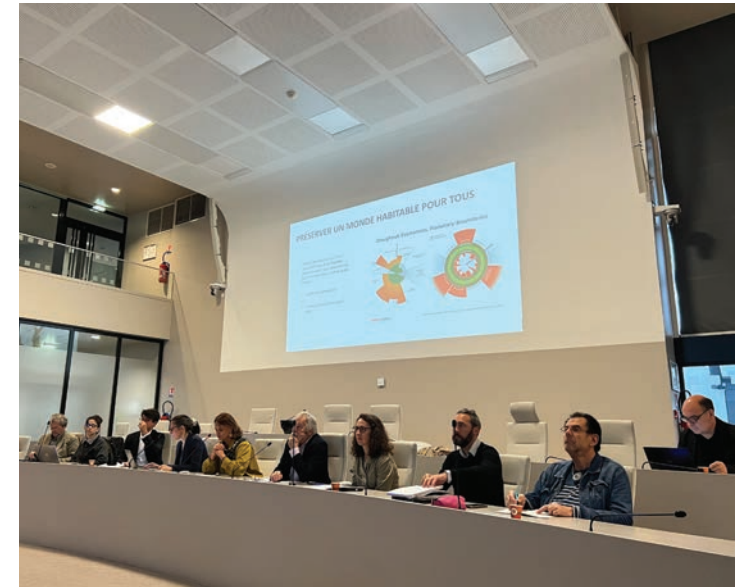
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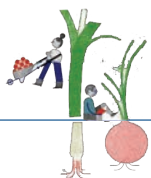
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# The workshop in pictures











**42nd international urban planning workshop in  
Cergy-Pontoise, Paris Region  
22 September to 04 October 2024**

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