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Sustainable development and urban strategic projects -

Some issues of Paris local urban plan (PLU)

Introduction

The elaboration of the PLU : an opportunity for the municipal board elected in March 2001 to fulfil the Parisians main expectations : improve the daily living environment and settle a new urban governance.

The question is : how to combine those expectations with strategic aims : further employment, search for a social mix, improvement of a cooperation with the surrounding communities.

Those orientations and their following projects have to be in compliance with sustainable development targets. Public consultation is the key implementation process during the entire course of the PLU elaboration.

A The Parisian context :

A-1 : The historical context

- recall of some datas
- summary of the urban cycle between 1970's to 1990
- association reacting against, induces changes in the urban policy from the mid'1990

A-2 : The legal context

- from the " Land development Act " of 1969 to the " Solidarity and Urban Renewal
- Act " of december 2000 : shifting from land use regulations, to a global urban project
- targets : sustainable development
- Method : concertation with the public
- The " Local democracy Act " (February 2002) stresses as well the participation of the public.

A-3 : Political context

- Concertation and transparency : main stream of the local elections campaign
- Now concertation is going beyond the legal frame, which had itself been completed
- Necessity to provide information about the projects

- The settlement of 121 community councils combined with a decentralization of some means to the " arrondissement " (the boroughs) are fastening this process.

B) The new issues of the PLU revision

B-1 : The targets of the Paris PLU

Recall of the PLU's hierarchy :

- General assessment of the city and a report on the initial state of the environment
- Urban and sustainable development Plan (PADD)
- The building regulations

B-2 : Short recall of the PLU launched by the City Council in October 2001

- Improve the daily-living environment
- Reduce the social disparities and strengthen the urban diversity
- Emphasize the range of Paris, improve the cooperation with its boundaries

The council's resolution precises the condition for the public participation.

Stressing that it gives the minimum of what should be done : 2 phases of public meetings in each arrondissement. One for the general assesement step and the second for the urban and sustanaible development project (PADD). Those meetings should be accompanied with exhibitions and information.

B-2 : The orientations of the Urban and sustanaible development Plan (PADD)

- Assessment of the general situation of Paris, completed by the concertation results.
- PADD elaborated in the meantime
- Political and strategical arbitrations will be done in the very next weeks. Those arbitrations will have to counciliate seemingly opposite wishes or orientations. Like : shall we stabilize the building density or the population ? How further employment and preservation at the same time, the residential function of Paris, how keep retail shops along the major streets where they used to be traditionnally ? How to face the stationary problem ?

The Deputy mayors and the Mayor will sketch priorities that will be discussed and completed by the population through the Community Councils.

B-3 : Other converging dispositions an realizations related to the PLU

State contributions

- " Flood risk preventions plan " (which has to be part of the presentation report of the PLU) ; the specific recommandations for the landmark sectors Contribution of the City of Paris

- Adjustment of the traffic policy at the benefit of public transportations means (bus and tram)
 - " Civilized " axes policy (combining the enhancement of the sidewalks to the refurbishing of the building facades, tree-lining, ...)
 - City Council launched a " sustainable development " Charta for the Bois de Boulogne and Vincennes in July 2002.
 - High environment Quality standards are used by the City building companies for social housing
 - Paris-Beach : very popular and ephemeral project that raises the question of the use of the highway following the Seine in its monumental parts

C- The concertation : a complex process, a permanent implementation

C-1 Method and timing : 2 levels of concertation

- concertation with the population, in every local town hall (there are 20) with different kinds of information aid.
- 8 thematic groups, gathering official partners, experts, associations and professionals, each led by a deputy mayor, have steady meetings. They are expected to feed different themes of the PLU (architecture, urban landscape, large scale amenities, housing, employment and economical sphere, environment and sustainable development, traffic and new means of transportation, life quality in the communities, solidarity and social issues, Paris heart of the metropolis)

Time is short ; the succession of the different steps is not tight

The PLU should be adopted by the City board in 2004. In the meantime, some of the orientation of the Urban and sustainable development plan might be carried out (like reserved areas for social housing in the West and in the Center, or the implementation of a legal provision giving the possibility for the City to postpone a building project if it's not in compliance with the targets of the strategic plan until its official approval)

C-2 : Is concertation an alibi or a real will ?

In Paris : concertation is a cultural revolution in the relations between the technical services, the population and the elected officials

- It raises many problems due to the lack of experience of the actors and the organizers
- Implementation being ruled with equal human means, in addition 2 million people
- should be ideally involved in the process
- We are leaning on the local town hall and the community councils asking them to provide local scale proposals. We provide training and technical tools : without those frameworks, concertation may fail.

C-3 : Temporary evolution and questionings

Beginning of the process : we must make a distinction between local concertation, participation of the public to define and provide local small projects and the consultation of main public authorities, associations and experts through the 8 thematic groups. Those are more classicals and their organisation is much easier, except for new themes

- Evaluation of the first concertation meetings, recall of the main inhabitants' concerns.
- What should be avoided : demagogy (the elected representatives make the final decision) , the " not in my backyard " syndrom, the non-involvement of underprivileged communities

City's expectations

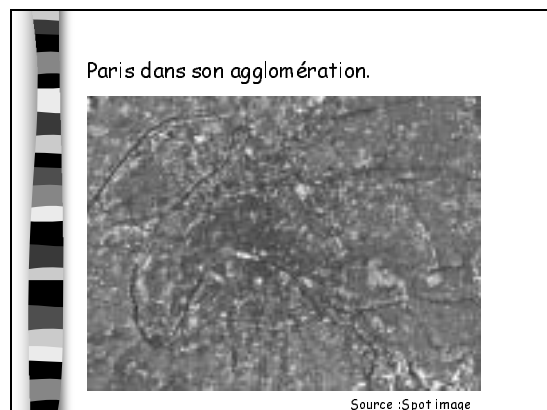
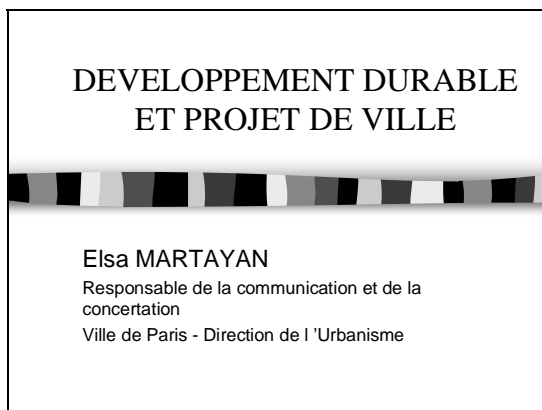
- from the local concertation : some suggestions to improve the daily living environment, complete the listed private gardens and vernacular building's inventory
- from the technical groups's consultancy : to enlighten the strategic targets in a sustainable development purpose

Conclusion

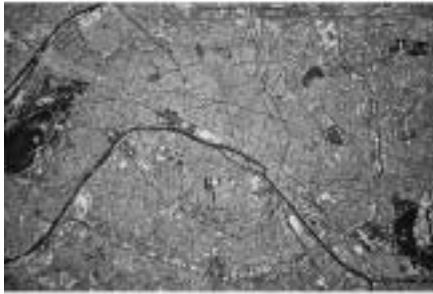
PLU elaboration : a complex and involving process.

We have to consider already its evolution

- permanent monitoring with a multicriterium grid mesuring the evolution of Paris and the assessment of the new urban regulations
 - a permanent concertation process, organized with the 20 local town halls
 - continuation of the thematic groups work, elaboration, of an Agenda 21

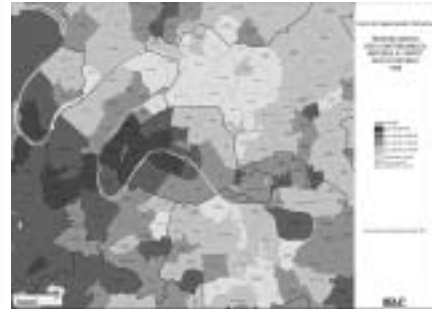


Photographie aérienne

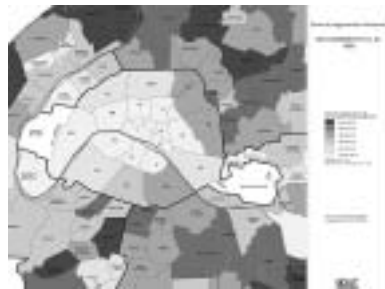


Source : IGN

Revenu des ménages



Répartition des logements sociaux



Voie rapide Georges Pompidou



Place des Fêtes (19ème arrondissement)



Quartier Italie (13ème arrondissement)



Redécouverte du Paris Haussmannien



Plan d'Occupation des Sols (1977)



Réalisation dans le P.O.S. de 1977



Quai de Jemmapes (10ème)

Changement de doctrine mais poursuite du mode opératoire



Zac Guilleminot Vercingétorix (14ème)

Changement de doctrine mais poursuite du mode opératoire



Zac Guilleminot Vercingétorix (14ème)

Renouvellement urbain sur d'autres critères d'intégration urbaine et de densité



Rue Mathis (9ème)

Quartier du bas Belleville.
Abandon de la ZAC.



Rue Ramponeau (20ème)

Préservation du tissu traditionnel dans une
opération d'aménagement public.



Rue des Partants (20ème)

Multiplication des périmètres protégés dans
les faubourgs.



Rue de la butte aux caillots (13ème)

Multiplication des périmètres protégés dans
les faubourgs.



Cité Godin Bagnolet-Père Lachaise (20ème)

Quartier tranquille.



Paris 13ème

Axe rouge.



Adaptation de la ville aux transports en commun et circulations douces.



Rue de Rivoli (1er)

Projets « d'axes civilisés ».



Bd Rochechouart (18ème)

Projets « d'axes civilisés ».



Bd Rochechouart (18ème)

Projet de tramway.



Boulevards des Maréchaux

Développement durable des bois.



Bois de Vincennes (12ème)

Réduire la place de la voiture.



Bois de Boulogne (16ème)

Redéfinir les concessions commerciales.



Bois de Vincennes - Foire du Trône (12ème)

Reconquête estivale de l'espace public.



Paris-plage



Paris-plage