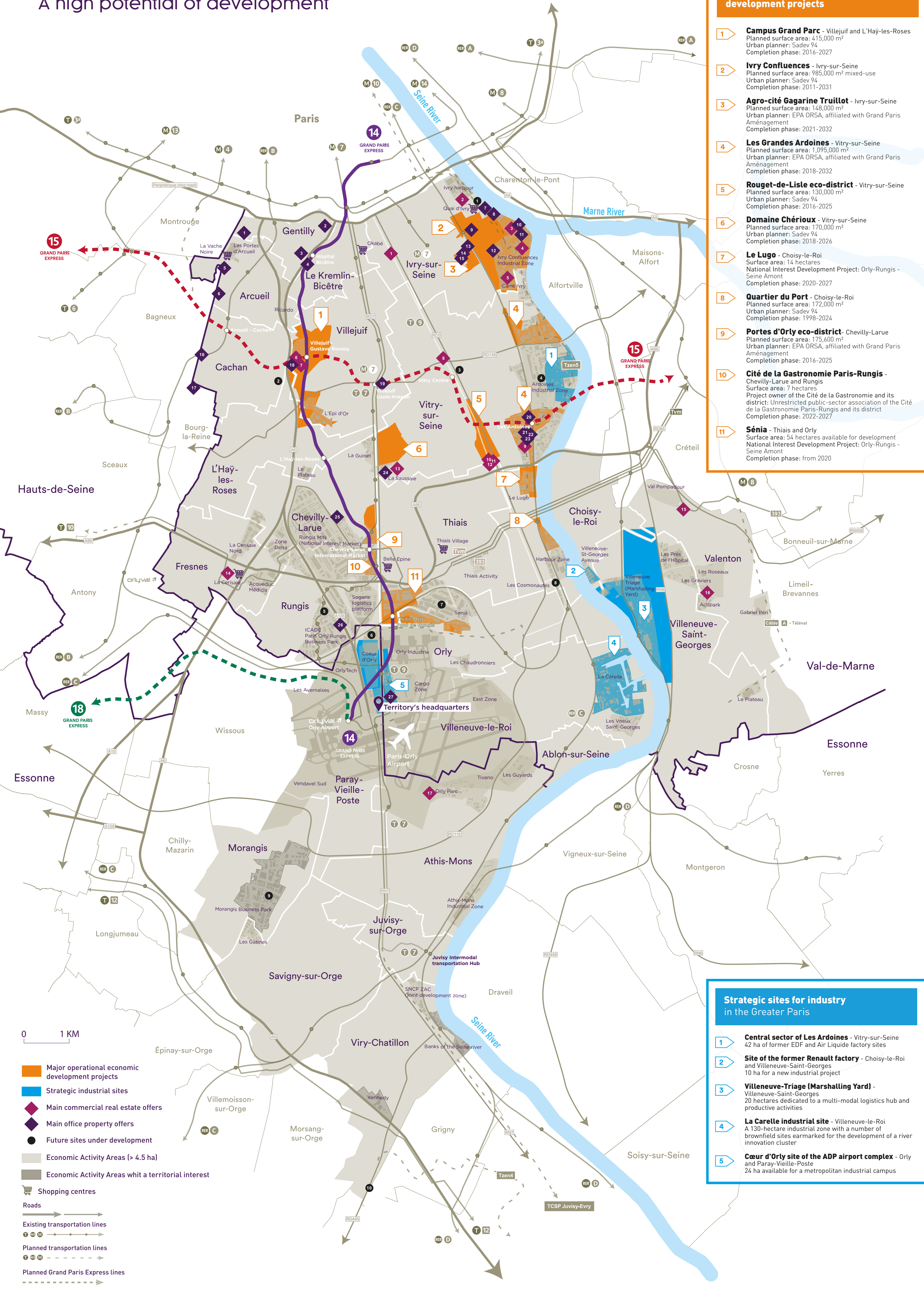


# Grand-Orly Seine Bièvre

A high potential of development



## Major economic development projects

- Campus Grand Parc** - Villejuif and L'Haj-les-Roses  
Planned surface area: 415,000 m<sup>2</sup>  
Urban planner: Sadev 94  
Completion phase: 2016-2027
- Ivry Confluences** - Ivry-sur-Seine  
Planned surface area: 985,000 m<sup>2</sup> mixed-use  
Urban planner: Sadev 94  
Completion phase: 2011-2031
- Agro-cité Gagarine Truillot** - Ivry-sur-Seine  
Planned surface area: 148,000 m<sup>2</sup>  
Urban planner: EPA ORSA, affiliated with Grand Paris Aménagement  
Completion phase: 2021-2032
- Les Grandes Ardoines** - Vitry-sur-Seine  
Planned surface area: 1,095,000 m<sup>2</sup>  
Urban planner: EPA ORSA, affiliated with Grand Paris Aménagement  
Completion phase: 2018-2032
- Rouget-de-Lisle eco-district** - Vitry-sur-Seine  
Planned surface area: 130,000 m<sup>2</sup>  
Urban planner: Sadev 94  
Completion phase: 2016-2025
- Domaine Chérioux** - Vitry-sur-Seine  
Planned surface area: 170,000 m<sup>2</sup>  
Urban planner: Sadev 94  
Completion phase: 2018-2026
- Le Lugo** - Choisy-le-Roi  
Surface area: 14 hectares  
National Interest Development Project: Orly-Rungis - Seine Amont  
Completion phase: 2020-2027
- Quartier du Port** - Choisy-le-Roi  
Planned surface area: 172,000 m<sup>2</sup>  
Urban planner: Sadev 94  
Completion phase: 1998-2024
- Portes d'Orly eco-district** - Chevilly-Larue  
Planned surface area: 175,600 m<sup>2</sup>  
Urban planner: EPA ORSA, affiliated with Grand Paris Aménagement  
Completion phase: 2016-2025
- Cité de la Gastronomie Paris-Rungis** - Chevilly-Larue and Rungis  
Surface area: 7 hectares  
Project owner of the Cité de la Gastronomie and its district: Unrestricted public-sector association of the Cité de la Gastronomie Paris-Rungis and its district  
Completion phase: 2022-2027
- Sénia** - Thiais and Orly  
Surface area: 54 hectares available for development  
National Interest Development Project: Orly-Rungis - Seine Amont  
Completion phase: from 2020

## Main real estate offers Industrial premises

- Ivry-sur-Seine**
- Activity hotel**  
Surface area: 5,200 m<sup>2</sup>  
Available: 2025  
Investor: RVP
  - Logistics and Activity hotel**  
Surface area: 12,000 m<sup>2</sup>  
Available: Now  
Developer: Prologis
  - Lot BHV - Activity hotel**  
Ivry Confluences  
Surface area: 8,000 m<sup>2</sup>  
Available: 2025  
Investor: RVP
  - Les Lettres**  
Ivry Confluences  
Surface area: 6,500 m<sup>2</sup>  
Available: Now  
Developer: Sogaris
  - Halle Witzchitz**  
Surface area: 4,000 m<sup>2</sup>  
Available: Now  
Investor: Mannes
- Villejuif**
- Peretis - Lab**  
Campus Grand Parc - Unit D1B  
Surface area: 7,000 m<sup>2</sup>  
Available: 2024  
Investor: Orox Peretis
  - The Hive**  
Campus Grand Parc - Unit D1A  
Surface area: 23,500 m<sup>2</sup>  
Available: 2025  
Investor: Kadans Science Partners
- Vitry-sur-Seine**
- RVP Activity hotel**  
Surface area: 8,000 m<sup>2</sup>  
Available: 2025  
Developer: Promogim RVP
  - Ardoines Logistics Centre**  
Ardoines Station  
Surface area: 36,000 m<sup>2</sup>  
Available: 2024  
Developer: Sogaris
- Vertical Industry**
- Unit F**  
Rouget-de-Lisle eco-district  
Surface area: 9,600 m<sup>2</sup>  
Available: 2026  
Developer: Asej
  - Unit D**  
Rouget-de-Lisle eco-district  
Surface area: 25,000 m<sup>2</sup>  
Available: under study  
Developer: Signature pending with an operator
  - Programme SOHO**  
Rouget-de-Lisle eco-district - Unit E  
Surface area: 1,800 m<sup>2</sup>  
Available: 2024  
Developer: Sogeprom / RVP
  - ZAC Multistates RN7**  
Surface area: 5,000 m<sup>2</sup>  
Available: under study  
Developer: Annex Business
- Fresnes**
- Innovespace**  
Surface area: 9,700 m<sup>2</sup>  
Available: 2024  
Developer: Asej
- Valenton**
- Hôtel Hybride Junior**  
Surface area: 3,400 m<sup>2</sup> available out of 3,800 m<sup>2</sup>  
Available: 2025  
Developer: Faubourg Development
  - Urban City by Groupe Idex**  
Surface area: 7,300 m<sup>2</sup> available out of 11,300 m<sup>2</sup>  
Available: 2024  
Developer: Faubourg Development (Groupe Idex subsidiary)
- Athis-Mons**
- Othello**  
Surface area: 32,000 m<sup>2</sup>  
Available: 2025  
Owner: Groupe ADP

## Main real estate offers Offices

- Gentilly**
- Campus de l'Acqueduc**  
Surface area: 19,300 m<sup>2</sup> available out of 40,000 m<sup>2</sup>  
Available: Now  
Developer: Crédit Agricole (Investor: Nerly IE)
  - Orsud**  
Surface area: 3,400 m<sup>2</sup> available out of 13,800 m<sup>2</sup>  
Available: Now
  - Six Degrés**  
Surface area: 37,400 m<sup>2</sup> available out of 39,000 m<sup>2</sup>  
Available: 2024  
Investor: SCOR investment Partners
  - Kér**  
Surface area: 5,200 m<sup>2</sup>  
Available: Now  
Developer: Bati-Paris Promotion
- Arcueil**
- Axe 2**  
Surface area: 3,300 m<sup>2</sup> available out of 9,000 m<sup>2</sup>  
Available: Now
  - E-Nova**  
Surface area: 9,400 m<sup>2</sup>  
Available: 2024  
Developer: Lazard Group Real Estate
- Ivry-sur-Seine**
- Atrium Rive Gauche**  
Surface area: 4,200 m<sup>2</sup> available out of 10,700 m<sup>2</sup>  
Available: Now
  - Cap de Seine**  
Surface area: 4,200 m<sup>2</sup> available out of 35,000 m<sup>2</sup>  
Available: 2026
  - Lot Sernam**  
Ivry Confluences  
Surface area: 30,000 m<sup>2</sup>  
Available: 2025  
Developer: Emerige - Caisse des Dépôts
  - Pariseine**  
Surface area: 6,400 m<sup>2</sup> available out of 20,000 m<sup>2</sup>  
Available: Now
  - Parlarity**  
Ivry Confluences  
Surface area: 8,600 m<sup>2</sup> available out of 9,000 m<sup>2</sup>  
Available: 2025  
Developer: Crédit Agricole Real estate
  - La Fabrik**  
Ivry Confluences  
Surface area: 7,200 m<sup>2</sup>  
Available: 2024  
Developer: Builders and JC Decaux
  - Unit 11**  
Agro-cité Gagarine Truillot  
Surface area: 7,000 m<sup>2</sup>  
Available: 2025  
Developer: BNP Immo and Sogelym Dixence
- Red Lab**  
Agro-cité Gagarine Truillot  
Surface area: 12,000 m<sup>2</sup>  
Available: Now
- Le Raspail**  
Surface area: 4,200 m<sup>2</sup> available  
Available: Now
- Cachan**
- Arbore**  
Surface area: 11,800 m<sup>2</sup>  
Available: Now  
Developer: Lazard Group Real Estate
  - Reflex**  
Surface area: 3,500 m<sup>2</sup> available  
Available: Now
- Villejuif**
- Byos**  
Campus Grand Parc - Units B4 and B3B  
Surface area: 28,500 m<sup>2</sup>  
Available: 2024  
Developer: Crédit Agricole Real estate
  - Unit PM3 - Ardoines Station**  
Surface area: 7,600 m<sup>2</sup>  
Available: 2026  
Developer: Linkcity
  - Unit BAS3C - Ardoines Station**  
Surface area: 11,500 m<sup>2</sup>  
Available: 2026  
Developer: Lamotte
  - Unit PM6A - Ardoines Station**  
Surface area: 35,500 m<sup>2</sup>  
Available: 2026  
Developer: Linkcity
  - Unit DE3C - Ardoines Station**  
Surface area: 8,100 m<sup>2</sup>  
Available: 2026  
Developer: Lamotte
  - Parc de la Saussaie**  
Surface area: 3,200 m<sup>2</sup> available out of 6,300 m<sup>2</sup>  
Available: Now
- Chevilly-Larue**
- Oxygène sud**  
Surface area: 8,600 m<sup>2</sup> available out of 14,000 m<sup>2</sup>  
Available: Now
- Rungis**
- Parc Icade Orly-Rungis**  
Surface area: 10,000 m<sup>2</sup>  
Available: Now  
Owner: Icade
- Paray-Vieille-Poste**
- Belala**  
Cœur d'Orly  
Surface area: 3,800 m<sup>2</sup> available out of 21,200 m<sup>2</sup>  
Available: Now  
Owner: Groupe ADP - Covivio

## Strategic sites for industry in the Greater Paris

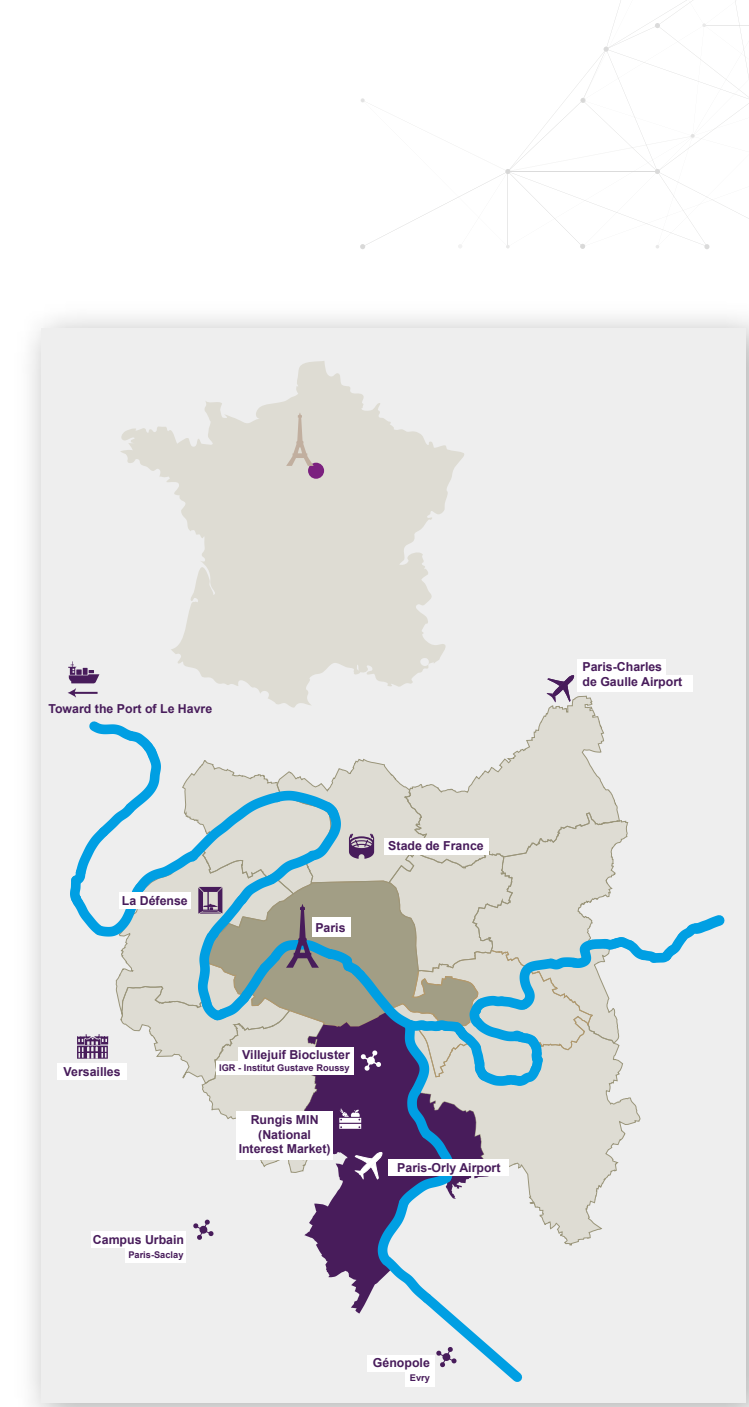
- Central sector of Les Ardoines** - Vitry-sur-Seine  
42 ha of former EDF and Air Liquide factory sites
- Site of the former Renault factory** - Choisy-le-Roi and Villeneuve-Saint-Georges  
10 ha for a new industrial project
- Villeneuve-Triage (Marshalling Yard)** - Villeneuve-Saint-Georges  
20 hectares dedicated to a multi-modal logistics hub and productive activities
- La Carelle industrial site** - Villeneuve-le-Roi  
A 130-hectare industrial zone with a number of brownfield sites earmarked for the development of a river innovation cluster
- Cœur d'Orly site of the ADP airport complex** - Orly and Paray-Vieille-Poste  
24 ha available for a metropolitan industrial campus

## Future sites under development

- Quai d'Ivry** - Ivry-sur-Seine  
Future mixed-use district with potential for economic activities
- Les Saussaies** - Cachan  
Plot of 13,500 m<sup>2</sup> with economic development potential for 5,000 m<sup>2</sup>
- Urban regeneration (NPNRU) Centre-ville - Mario Capra - Robespierre** - Vitry-sur-Seine  
Potential for 9,900 m<sup>2</sup> of offices, 2,800 m<sup>2</sup> of small-scale industrial premises, and 2,800 m<sup>2</sup> of retail premises.
- Ardoines - Terrains SMAC** - Vitry-sur-Seine  
Development potential on a 13,500 m<sup>2</sup> plot
- Corsair Site** - Rungis  
Development potential on a plot measuring 14.3 hectares
- Air France Site** - Paray-Vieille-Poste  
Plot of 34,000 m<sup>2</sup>
- Senia-Blue Zone** - Thiais - Orly  
Expansion of the Rungis MIN over 25 ha
- Urban regeneration (NPNRU) Quartier Sud** - Choisy-le-Roi  
Potential for 2,500 m<sup>2</sup> of economic activity at ground level
- "La Ruche" Artisanal Centre** - Morangis  
Reconversion of an industrial building of 7,750 m<sup>2</sup>
- Urban regeneration (NPNRU) Grande-Borne - Plateau** - Viry-Chatillon  
Potential of 6,000 m<sup>2</sup> for a future centre dedicated to VSE/SMEs



# MAJOR ECONOMIC PROJECTS



**3<sup>rd</sup> ECONOMIC HUB IN THE GREATER PARIS METROPOLITAN AREA**  
after Paris and Paris Ouest La Défense

- 24 MUNICIPALITIES
- 720,000 INHABITANTS
- 285,000 JOBS
- 58,000 COMPANIES

**AN IMPORTANT METROPOLITAN AREA**  
with a high potential of development

- RUNGIS INTERNATIONAL MARKET  
LARGEST MARKET OF FRESH PRODUCE IN THE WORLD
- PARC ICADE PARIS ORLY RUNGIS  
LARGEST BUSINESS PARK IN THE SOUTH PARIS REGION
- PARIS ORLY INTERNATIONAL AIRPORT
- 2,500,000 M<sup>2</sup> PLANNED ECONOMIC SURFACE AREA
- 800 Ha GREEN SPACES

**Grand Orlyseine bièvre**  
TERRITOIRES D'INDUSTRIE VITRINE EMPLOIS

Grand-Orly Seine Bièvre — a cooperative of towns comprising 24 municipalities — acts on their behalf in the following areas:

- territorial development (planning, economic development, housing, environment, etc.),
- public spaces (roads, sanitation, etc.),
- culture and sport (social initiatives, planning, etc.).

Find out more about the Grand-Orly Seine Bièvre territory and its range of services on: [grandorlyseinebièvre.fr](http://grandorlyseinebièvre.fr)

**ÉTABLISSEMENT PUBLIC TERRITORIAL GRAND-ORLY SEINE BIEVRE**

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11, avenue Henri Farman  
BP 748 - 94398 Orly Aéroport Cedex

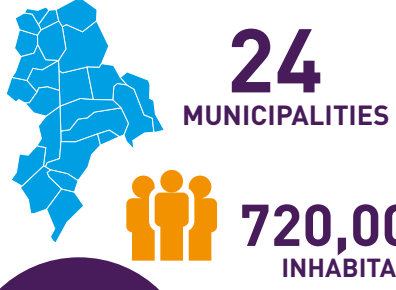
+33 1 78 18 22 22  
[deveco@grandorlyseinebièvre.fr](mailto:deveco@grandorlyseinebièvre.fr)



# Grand Orlyseine

## Key facts

THE LARGEST TERRITORY IN THE METROPOLITAN AREA



**720,000** INHABITANTS

includes municipalities from 12 french departments: Val-de-Marne and Essonne

3<sup>rd</sup> ECONOMIC HUB IN THE GREATER PARIS

after Paris and Paris Ouest La Défense

**58,000** companies

From major companies to SMEs

A great concentration of start-ups

**285,000** jobs

Almost **1,510,000 m<sup>2</sup>** of office space

Including Parc Scade Paris Orly-Rungis

The leading business park in the south Paris region

Rungis International Market

Leading market for fresh produce in the world

A PRODUCTIVE AND INNOVATIVE TERRITORY

IDENTIFIED TERRITOIRES D'INDUSTRIE (INDUSTRIAL TERRITORY) BY THE FRENCH STATE

An economic network

Productive 21,500 companies

i.e. 10% of the territory's companies

77,000 jobs

i.e. 35% of total employment in the territory and 45% of technical jobs in the territory

Inclusive and supportive 1,200 companies of the Social and Solidarity Economy (ESS)

i.e. 7% of the territory's companies

24,000 ESS jobs

i.e. 10% of the territory's companies

More than 50 sites dedicated to ideas, projects and start-ups

Innovative shared workspaces, fablabs, co-working spaces, business and start-up incubators, and business centres, etc.

## QUALITY OF LIFE

**800 hectares** of green spaces

**28 km** of banks along the Seine River

**7** Shopping centres

**140** public cultural facilities

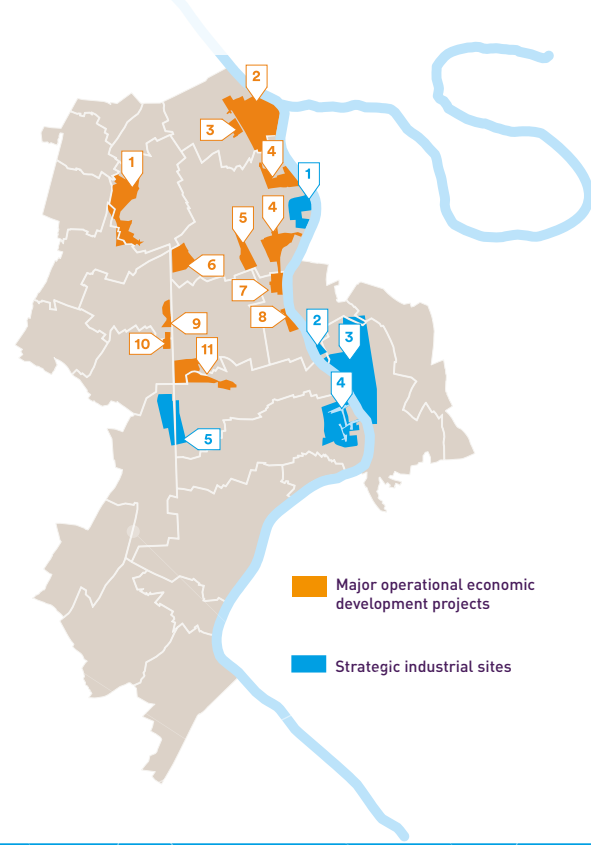
44 of which are run by Grand-Orly Seine Bièvre

MAC VAL, MUSEUM of Contemporary Art Crédoc, National Centre for the Arts Delta Aerospace Museum Robert Doisneau Photography Museum Le Lavoisier Numérique, a space dedicated to images and sound

**380** sports facilities

10 of which are run by Grand-Orly Seine Bièvre

## Major projects and economic development sites



### 1 Campus Grand Parc

Villejuif - L'Hay-les-Roses

**A centre of excellence for health and biotechnology**

Located just a few minutes from Paris and Paris-Orly airport, Campus Grand Parc is positioned as a future cutting-edge district for research & innovation in the fields of health and cancer. This ambitious project seeks to offer healthcare, public & private research, education, and innovative businesses. Located close to the Gustave Roussy (Europe's leading and the world's fifth leading cancer research centre) and the future interchange station for lines 14 and 15 of the Grand Paris Express, the campus is already beginning to take shape. The nearby Villejuif Bio Park business incubator is the cornerstone of this project. With the construction of new R&D buildings and a new meeting venue, the campus is consolidating its status as a centre for innovation, particularly ahead of the arrival of the Paris Saclay Cancer Cluster (PSCC).

**Planned surface area** 415,000 m<sup>2</sup>

**Surface area earmarked for economic activities** 150,000 m<sup>2</sup>

**Urban planner** Sadev 94

**Completion phase** 2016-2027

**Main objectives**

- To develop an international urban campus focused on research and innovation in the health and biotechnology sector.
- To provide a standard of living that meets the needs of the site's residents and employees (accommodation, jobs, transportation, living environment, shops, services).

### 2 Ivry Confluences

Ivry-sur-Seine

**A major development hub in the Ile-de-France region**

Located at the gateways to Paris and an extension of Bercy and Paris Rive Gauche approach, Ivry Confluences is a large-scale urban project on a metropolitan area. As its name suggests, Ivry Confluences is located at the confluence of the Seine and Marne rivers, and is a major hub for urban, economic, social, environmental and cultural development in the Ile-de-France region.

**Planned surface area** 985,000 m<sup>2</sup> mixed-use

**Surface area earmarked for economic activities** 340,000 m<sup>2</sup>

**Urban planner** Sadev 94

**Completion phase** 2011-2031

Spanning 145 hectares, the aim is to:

- Develop around 8,000 homes that promote social diversity.
- Support the district's economic life through job-creation activities (the tertiary sector, SMEs and industries, etc.). A number of tertiary buildings and business centres are set for completion in the very near future.
- Create a high-quality environment by enhancing the landscape of the river plain.
- Improve public transportation and soft transport options.

### 3 Agro-cité Gagarine Truilout

Ivry-sur-Seine

**A high-quality urban regeneration project located at the gates of Paris**

South of the city center of Ivry-sur-Seine and registered as a project of regional interest in the New National Urban Regeneration Programme (NPNRU), the Gagarine Truilout project will create a mixed-use development of 148,000 m<sup>2</sup> (housing, offices, shops, facilities and public spaces) for a complete transformation of the district.

**Planned surface area** 148,000 m<sup>2</sup>

**Surface area earmarked for economic activities** 40,000 m<sup>2</sup>

**Urban planner** EPA ORSA, affiliated with Grand Paris Aménagement

**Completion phase** 2021-2032

It will involve:

- The demolition of the Gagarine low-rise housing block (376 homes).
- The renovation of the Truilout buildings and the Raspail co-ownership property (the OPAH co-ownership property is run down).
- The development of public facilities (schools, crèche, gymnasium, community centre, etc.).
- The development of economic activities. The ESIEA engineering school will be located in its urban aquaponics research greenhouse project here.

### 4 Les Grandes Ardoines

Vitry-sur-Seine

**Regeneration of the productive and sustainable city at the heart of the Greater Paris**

The 300-hectare Ardoines site, 3 km from Paris, is one of the largest development projects in France. Today, it is partially occupied by major railway, energy production and research & development facilities, and offers significant development potential. This vibrant site, located on the banks of the Seine and well served by the RER C, the A86 and soon the Grand Paris Express network, is ripe for significant urban transformation.

**Planned surface area** 1,075,000 m<sup>2</sup>

**Surface area earmarked for economic activities** 535,000 m<sup>2</sup>

**Urban planner** EPA ORSA, affiliated with Grand Paris Aménagement

**Completion phase** 2018-2032

The Ardoines project is divided into 3 operational areas: the ZAC Seine Gare Vitry to the north, the central sector and the ZAC Gare Ardoines to the south (NS-ZAC is a joint development zone). The aim is to attract a wide range of tertiary activities, such as technology, courier services and even urban agriculture, thanks to a new multi-product offer for businesses in a vibrant residential and commercial setting. At the heart of this project lies an innovative logistics and activity hotel developed by Soparis. The former SNCF workshops – the Grandes Halles – will be transformed by Linkcity into a centre for innovation, hosting woodworkers in partnership with Make Ici, and the Cyneo Technical Centre, a third place and centre dedicated to re-using materials.

### 5 Rouget-de-Lisle eco-district

Vitry-sur-Seine

**Balanced development where nature takes its rightful place**

The Rouget-de-Lisle eco-district is part of the project to widen the Avenue Rouget-de-Lisle, the RDS arterial road and the creation of tramway line 9 linking the gates of Paris to Orly. This mixed-use project is part of the wider redevelopment of this urban boulevard, which is a key artery for Ivry-sur-Seine. The aim is to create a vibrant, pleasant district, and a new hub for economic activity and employment.

**Planned surface area** 130,000 m<sup>2</sup>

**Surface area earmarked for economic activities** 51,900 m<sup>2</sup>

**Urban planner** Sadev 94

**Completion phase** 2016-2025

**Main objectives**

- To meet the demand for housing while respecting the principles of social diversity and inclusion.
- To develop a new urban district.
- To promote economic development and create jobs.
- To create a project defined by high-quality landscaping, environment and architecture.
- To make full use of the RDS, a major arterial road.

### 6 Domaine Chérioux

Vitry-sur-Seine

**An exceptional campus**

The Departmental Domain of Chérioux in Vitry-sur-Seine is an extraordinary example of natural, architectural and environmental heritage in the Ile-de-France region, and its proximity to the city makes it an ideal location for a campus. Located midway between Paris and Paris-Orly Airport, the site will house new economic activities, such as laboratories, innovative companies, and other tertiary activities linked to research & development. The existing education establishments – high school and middle school – will be consolidated and supplemented by new lifelong and vocational training establishments. The first project is the Eco-Campus du Bâtiment - Grand Paris training centre. This first building in the future national network of teaching centres for energy transition professions opened its doors in 2022. Materiaupole has set up a third place business incubator and experimentation centre for the materials & processes sector. Later, residences will be built to meet the accommodation needs of students and researchers working on the site.

**Planned surface area** 170,000 m<sup>2</sup>

**Surface area earmarked for economic activities** 60,000 m<sup>2</sup>

**Urban planner** Sadev 94

**Completion phase** 2018-2026

### 7 Le Lugo

Choisy-le-Roi

**A site with high potential for change**

Located to the north of Choisy-le-Roi, the Lugo project area is part of the Orly-Rungis - Seine Amont OIN (National Interest Project). This predominantly industrial/artisanal site (100 companies and 1,000 jobs) offers excellent opportunities for mixed-use urban redevelopment, which also showcases the Seine and the area's industrial architectural heritage. A good example is the Usine Hollander, a former leather goods factory that now houses a theatre and artists studios. The south of the area has already undergone transformation with the recent arrival of the engineering company Arteria (500 employees and a member of the Eau-Mitieux-Sols cluster).

**Surface area** 14 hectares

**National Interest Development Project** Orly-Rungis • Seine Amont

**Completion phase** 2020-2027

**Main objectives**

- To create a mixed-use district with new homes and businesses.
- To improve the living environment and re-establish links with the Seine by enhancing the architectural, natural and industrial heritage.
- To upgrade the northern approach into Choisy-le-Roi.
- To develop an urban boulevard along Avenue du Lugo with the arrival of the TZen 5 bus rapid transit system.

### 8 Quartier du Port

Choisy-le-Roi

**A vibrant city centre**

Situated on the banks of the Seine and close to the Choisy-le-Roi RER C station, the Quartier du Port is strategically located. In the city centre, this mixed-use development has gradually created a vibrant district thanks to cultural and commercial activities, access to the Seine's banks, and the creation of new jobs. A wide range of homes has already been completed, which benefit from the revitalised environment and uninterrupted views of the Seine. The sector's economic development has been marked by the arrival of the Imprimerie IN Choisy printing works, and the completion of the Avant Seine and Libeccio tertiary buildings. This offer will be completed by the Seine Bien-Être mixed-use development (hotel residence, student residence, activity hotel, etc.).

**Planned surface area** 172,000 m<sup>2</sup>

**Surface area earmarked for economic activities** 100,000 m<sup>2</sup>

**Urban planner** Sadev 94

**Completion phase** 1998-2024

**Main objectives**

- To expand the city centre with a varied range of housing that promotes social diversity, economic activities, shops, services and leisure facilities.
- To open up the city to the Seine and reclaim its banks.

### 9 Portes d'Orly eco-district

Chevilly-Larue

**Complementary projects that promote diversity**

The Portes d'Orly eco-district is located in a strategic sector of the Orly-Rungis - Seine Amont OIN (National Interest Development Project). It comprises two operations:

- The ZAC (joint development zone) Anatole France, which is mainly residential and covers 6.3 hectares.
- The Triangle des Meuniers ZAC of over 4.5 hectares, mainly earmarked for tertiary use.

Capitalising on the urban transformations already undertaken with the arrival of tramway line 7 and the redevelopment of the RD7, a truly mixed-use district is being created in Chevilly-Larue.

**Planned surface area** 175,600 m<sup>2</sup>

**Surface area earmarked for economic activities** 99,200 m<sup>2</sup>

**Urban planner** EPA ORSA, affiliated with Grand Paris Aménagement

**Completion phase** 2016-2025

**Main objectives**

- To create a mixed-used housing district comprising predominantly tertiary activities, shops and facilities that respect sustainable development principles.
- To create an attractive gateway and approach into the city.
- To contribute to the economic development of the Orly-Rungis hub.

### 10 Cité de la Gastronomie Paris-Rungis

Chevilly-Larue and Rungis

**The future Cité de la Gastronomie Paris-Rungis is a metropolitan-scale project that aims to create a true district dedicated to gastronomy**

Combining culture, leisure, tourism, science, training and economic activities, the Cité de la Gastronomie will be an emblematic project in the territory. This future site – dedicated to food, eating, promoting sustainable food and responsible gastronomy – will open its doors in 2027 in the heart of a lively new district at the gateway to the Rungis market of national interest, the leading market for fresh produce in the world. The consortium formed by Pitch Immo, Gaia Promotion, Hibrid and Ametis Group was selected to build and manage the Cité in 2022. It will comprise five main areas laid out around a central square and linked by footbridges:

**Surface area** 7 hectares

**Contractor of the Cité and its district** Open joint association of the Cité de la Gastronomie Paris-Rungis and its district

**Completion phase** 2022-2027

- Le Coeur de la Cité: a culture factory
- Le Campus de la Cité: a careers and professions factory
- Les Pavillons de la Gastronomie: a skills factory
- Le Lab de la Cité: an innovation factory
- Le Hub de la Cité: an events and residential offer

### 11 Sénia

Thiais and Orly

**A new hub for the Greater Paris**

La Sénia is a logistics park straddling Thiais and Orly in the vicinity of Paris-Orly Airport and the Rungis National Interest Market. A huge development project has been launched involving several complementary development projects:

- The large-scale Thiais-Orly ZAC (joint development zone) to the west comprising over 33.5 hectares will be transformed into a mixed-use district with a very diverse programme of developments.
- The Chemin des Carrières ZAC to the east will comprise a residential district that provides a link to the old centre of Orly.
- Two award-winning projects in the "Inventons la Métropole du Grand Paris" initiative:
  - o The Parc en Scène project, led by Linkcity Île-de-France, comprises a new mixed-use district designed to house a major metropolitan facility, "La Scène Digitale", combining e-sports, virtual reality, a business incubator and training facilities.
  - o The Faubourg Métropolitain project led by Vinci Immobilier Résidentiel comprises a residential development within the Chemin des Carrières ZAC (joint development zone)

**Surface area** 54 hectares

**National Interest Development Project** Orly-Rungis • Seine Amont

**Completion phase** from 2020

### 1 Les Ardoines (central sector)

Vitry-sur-Seine

**A land development opportunity located at the gateway to Paris for a large-scale industrial development that respects biodiversity**

Currently partially occupied by major railway, energy production and research & development facilities, the central sector of Les Ardoines has exceptional redevelopment potential, complementing the two ZACs currently being developed. The aim is to renovate the productive city at the heart of the Greater Paris. Its dynamic economic fabric and its location on the banks of the Seine combined with its accessibility, which will soon be improved further by the arrival of the Grand Paris Express, make it a truly exciting opportunity.

**Aims of the economic plan**

- To fully integrate the development project, thanks to the development of transportation options (the TZen5, link to the multi-modal hub, RER C, Grand Paris Express), proximity to the A86 road, links to the Seine, etc.
- To promote job-creation activities alongside energy production, notably Sanofi and Air Liquide.
- To contribute to the dynamic development of the life sciences sector in conjunction with the oncology Villejuif Biocenter and the silver economy in Ivry-sur-Seine – laboratories, bio-production sites.

**Surface area** 42 hectares

**Owners** EDF and Air Liquide

**Current status** Brownfield

### 2 Renault Choisy

Choisy-le-Roi and Villeneuve-Saint-Georges

**A strategic site for the development of a sustainable, mixed-use industrial project**

Built in 1933 to manufacture aircraft, the plant was taken over by the Renault Group in 1949 to refurbish engines and cylinder heads. After turning it into a genuine circular economy centre, Renault transferred its activities to the Films site in the summer of 2022. A new chapter of industrial history must now be written in line with ecological challenges.

**Aims of the economic plan**

- To create a mixed-use development project.
- To create an industrial activity that creates jobs (land eligible for AFR regional subsidies)
- To develop a project benefiting the local population and one which has strong ambitions in terms of ecological transition.
- To showcase the history and heritage of the site by integrating the former industrial buildings.
- To develop a project incorporating multi-modal access options to the site (river and/or rail)

**Surface area** 10 hectares

**Owner** Renault Group

**Current status** Brownfield site for sale

### 3 Triage CIN (marshalling yard)

Villeneuve-Saint-Georges

**A future multi-modal site (road - rail - river) supporting an industrial and logistics project, and improving the quality of life for residents**

Signed on 31 January 2018 with the EPA ORSA, the Triage CIN (national interest contract) aims to encourage the emergence of projects generating investment and jobs on the marshalling yard site at Villeneuve-Saint-Georges, and to support its urban transformation. This sector represents an area of opportunity that will strengthen and contribute to the logistics sector at both the local and national level.

**Aims of the economic plan**

- To bolster the economic vitality of the site through the development of a multi-modal logistics platform (road - rail - river) and, more broadly, the development of productive economic activities (SMEs) by anticipating the future needs of businesses.
- To open up the site by creating a new road link between the marshalling yard and the Port of Bonneuil.
- To create a cultural facility dedicated to promoting the site's railway identity and heritage (SNCF and RATP).
- To transform the site into an innovation centre for sustainable logistics, and a pilot site for implementing the territorial logistics plan

**Surface area** 20 hectares earmarked for the Triage CIN project

**Owners** SNCF Réseau and SNCF Voyageurs

**Current status** Railway brownfield site integrated into an SNCF zone

### 4 La Carelle

Villeneuve-le-Roi

**An industrial zone conducive to the development of a river innovation cluster that respects the site and biodiversity**

Once used to extract building materials, La Carelle played a crucial role in the territory's industrial development. Today, it boasts an exceptional geological and environmental heritage, and an undisputed economic vitality based around a private harbour basin. Strategically located at the heart of the major roads of southern Paris, in now houses over 330 companies (Chânières de la Haute Seine, Saraya, Océlan, etc.). Located within the ORSA National Interest Development Project, La Carelle is one of the few business parks with a predominantly industrial focus.

**Aims of the economic plan**

- To enhance the value of the area and develop sustainable mobility options provided by river transport by mobilising a consortium of players (industrial, institutional, research and training, etc.).
- To create a site conducive to new industrial river uses:
  - o A flagship site for boat repair, maintenance and manufacture
  - o A centre for innovation in river facilities as part of the ecological transition, i.e. supporting the greening of boat fleets
  - o A site that promotes intermodality and changes of scale to enable companies to use the waterways

**Surface area** 130 hectares

**Owner** several private owners

**Current status** Industrial zone in use with some identified brownfield sites.

### 5 Coeur d'Orly - Airport hub

Orly and Paray-Vieille-Poste

**An area of opportunity for a metropolitan industrial campus within an established business hub**

The ADP Group stands out as a major player in the property and real estate sector, acting as developer, investor and operator. Its international presence is supported by a varied and rapidly expanding offer of offices, hotels, retail outlets, business parks, courier services, and warehouses. On its sites, the ADP Group houses over 700 companies, which all benefit from exceptional multi-modal accessibility, and a strategic position within the global network. Paris-Orly Airport, the second largest airport in France, is a prime example of this vitality thanks to its flagship projects, such as the Grand Coeur d'Orly site, which will soon be served by the Grand Paris Express network (lines 14 and 18). This 25-hectare site is ideal for the development of an innovative metropolitan industrial campus dedicated to high value-added activities.

**Aims of the economic plan**

- To add a productive dimension to ADP's largest land reserves by targeting high value-added industrial activities.
- To create an industrial campus offering a complete residential pathway for industrial and manufacturing companies of all sizes (from research & development and design/prototyping phases through to small production runs).

**Surface area** 24 hectares

**Owner** Groupe ADP

**Current status** Land earmarked for development

around **1,000,000 m<sup>2</sup>** of additional land is available identified in the 2018-2021 Grand-Orly Seine Bièvre survey