



Press Release

PARIS 2024 OLYMPICS: ICADE, CAISSE DES DÉPÔTS AND CDC HABITAT AWARDED THE CONTRACT TO BUILD BLOCK D IN THE OLYMPIC AND PARALYMPIC VILLAGE

Paris, November 29, 2019: Following a competitive selection process organised by SOLIDEO (public-sector entity tasked with delivering the Olympic facilities) for the Olympic and Paralympic Village in Saint-Ouen-sur-Seine, the project led by a consortium made up of Icade, Caisse des Dépôts (Banque des Territoires) and CDC Habitat has been chosen by the Board of Directors of SOLIDEO to build Block D (“Les Quinconces”).

The Consortium—which also draws on the expertise of Caisse des Dépôts Group subsidiaries, namely EGIS and CDC Biodiversité—will build a complex covering over 48,000 sq.m with capacity to house 3,000 athletes coming from all over the world. It has been conceived from the very start with local communities in mind, meaning that once the event is over, the Olympic and Paralympic Village will be transformed into an urban neighbourhood designed for its residents and deeply rooted in its surrounding area.



Axonometric projection (Architects: UAPS, ECDM, Brenac & Gonzalez & Associés, Atelier Pascal Gontier, NP2F, Post-Office Architectes) (numbers relate to the project’s different components)

“Les Quinconces” will be in line with the masterplan drawn up by Dominique Perrault, Urban Planner at SOLIDEO. In order to meet the urban and architectural challenges posed by this project, the Consortium has relied

on a team of French architects combining well-established firms and young, promising firms: UAPS (lead architect), ECDM, Brenac & Gonzalez & Associés, Atelier Pascal Gontier, NP2F and Post-Office Architectes.

An inclusive project, serving the Saint-Ouen-sur-Seine and Plaine Commune areas as well as their local communities

With a number of different residential and commercial property projects promoting social and job diversity, Caisse des Dépôts, Icade and CDC Habitat want the new neighbourhood to foster social cohesion and contribute to the transformation that has been underway in this area for several years.

Providing comprehensive, inclusive housing solutions, “Les Quinconces” will consist of:

- 652 homes designed for every need

- 245 housing units for sale **(1)**
- 93 social housing rental units for families **(2)**
- 99 intermediate housing rental units **(3)**
- a 150-room student residence (Twenty Campus) **(5)**
- a 65-studio social housing residence intended primarily for people with disabilities (ADOMA) **(4)**

Particular attention has been paid to the design, comfort and quality of use of the homes. As a result, all living areas will extend to outdoor spaces (continuous balconies).

- nearly 3,000 sq.m of ground-level spaces open to the public to enliven the neighbourhood and meet the needs of local residents. The project’s key features, designed in partnership with Grand Réservoir, relies on local stakeholders:

- Social Sport Club, 1,700 sq.m dedicated to sport—in partnership with UCPA and Brahim Asloum— culture for all and restaurants **(6)**
- The Image hub, 400 sq.m of coworking space focused on new media and the photographic and moving image industries **(9) and (10)**
- Studio Bleu, 350 sq.m of dance studios **(7)**
- Ecolab, a 300-sq.m neighbourhood concierge service provided by Régies de Quartier in conjunction with the Truffaut foundation, dedicated to raising awareness of the ecological transition and assisting residents in environmentally friendly practices **(8)**
- 350 sq.m of local services (childcare centre, restaurants, shops) and employment assistance (an “AXEL, vos services pour l’emploi” office) **(11)**

- Les Gradins, 9,300 sq.m of office space designed to encourage collaborative and flexible work. **(12)**



View of the façade overlooking the Seine and the Social Sport Club
(designed by architect firms UAPS, Brenac & Gonzalez & Associés)

A demonstration project aiming to achieve the highest environmental goals

To meet the goals of the Paris Agreement and the environmental requirements set out by SOLIDEO and local authorities, “Les Quinconces” will feature:

- **Bioclimatic building design** (buildings facing in two directions, buildings of different heights to maximise the amount of sun, continuous balconies along the south façade acting as shading devices, etc.)
- **A 3,000-sq.m urban forest**, a genuine urban cool island promoting biodiversity (designed by TN+ and CDC Biodiversité). Further aided by rooftop gardens, the forest ensures that athletes will feel comfortable in the summer of 2024 and will contribute to mitigating the urban heat island effect.
- **Low carbon construction through the use of wood or a mix of wood and low-carbon concrete.** The wood used will come from sustainably managed forests with PEFC or FSC certification. This building challenge has been taken up by the EGIS and Berim engineering firms and will combine French expertise in wood and off-site construction.

Exemplary in terms of energy performance, the project aims to obtain the Biodiversity and E+C- labels (E3C2 for 7-storey residential buildings, E3C1 for 10-storey residential buildings, E2C1 for office buildings).

It will provide innovative energy production solutions based on Agrinerie (a combination of photovoltaic shade structures and vegetable growing). The Cycle building (**8**) will be the testing ground for new solutions involving water and bio-waste with the local area and surrounding farmland.



Views of the intersection of Mail Finot and Rue Ampère, and the urban forest (Architects: UAPS, ECDM, Brenac & Gonzalez & Associés, Atelier Pascal Gontier, NP2F, Post-Office Architectes)

“The urban neighbourhood project that we are going to build with Icade and CDC Habitat aims to achieve both environmental and urban goals in order to make this neighbourhood an internationally recognised showcase of urban excellence”, explained Eric Lombard, CEO of Caisse des Dépôts.

Parties involved in the project:

- Caisse des Dépôts, Icade, CDC Habitat: Project Owners
- Icade Promotion (in partnership with REI Habitat): Consortium’s Delegated Project Manager
- CDC Habitat: investor for the residential section
- Banque des territoires and Icade: investors for the offices and ground level active use space (shops, business premises, services)
- Lead architect: UAPS
- Architects: ECDM, Brenac & Gonzalez & Associés, Atelier Pascal Gontier, NP2F, Post-Office Architectes

- Landscape architect: TN+
- Engineering consultants: BERIM, EGIS Bâtiment, Oasiis, SOCOTEC

Anticipated timeline

- December 17, 2019: Signing of a preliminary agreement to sell
- End of May 2020: Building permit applied for
- 2021: Construction start
- March 1, 2024: Olympic and Paralympic Village handed over to the OCOG and marketing process started for the residential units
- November 2024: Facilities handed back by the OCOG, conversion work started by the project company and off-plan sale agreements signed for the residential units that have been subject to a preliminary reservation agreement
- Between June 2025 and April 2026: Handover to the buyers and investors once the conversion work has been completed

Watch the project “Les Quinconces” video here: <https://www.youtube.com/watch?v=Yb0S5G7qsMY>

About the Caisse des Dépôts Group

Caisse des Dépôts and its subsidiaries form a public long-term investor group serving the general interest and local economic development.

It combines five areas of expertise: retirement pensions and vocational training, asset management, monitoring of subsidiaries and shareholdings, funding of businesses (with Bpifrance) and Banque des Territoires.

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 |  |  |  [caissedesdepots.fr](https://www.caissedesdepots.fr)

About Icade

Building for every future

As an investor and a developer, Icade is an integrated real estate player which designs innovative real estate products and services adapted to new urban lifestyles and habits. By placing corporate social responsibility and innovation at the core of its strategy, Icade is working closely with stakeholders and users in the cities—local authorities and communities, companies and employees, institutions and associations... As an office and healthcare property investor (portfolio value of €11.7bn as of 06/30/19 on a proportionate consolidation basis) and as a property developer (2018 economic revenues of €1,251m), Icade has been able to reinvent the real estate business and foster the emergence of tomorrow’s greener, smarter and more responsible cities.

Icade is a significant player in the Greater Paris area and major French cities. Icade is listed on Euronext Paris as a French Listed Real Estate Investment Company (SIIC). Its leading shareholder is the Caisse des Dépôts Group. The text of this press release is available on the Icade website: www.icable.fr/en/

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About CDC Habitat

CDC Habitat is Caisse des Dépôts’ public interest real estate subsidiary and France’s biggest social landlord with a portfolio of more than 500,000 housing units. It is a key component of Banque des Territoires created in 2018 and serves the entire rental market (social and low-cost social housing, intermediate housing and housing for first-time buyers). It is tasked with promoting better access to home ownership and upwardly-mobile residential trajectories. As one of France’s major housing operators, CDC Habitat is committed to exercising its public service mission through an approach underpinned by Corporate Social Responsibility in its dealings with all stakeholders.

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