

BORDEAUX FRANCE

DEVELOPMENT OF THE DOCK BASINS' DISTRICT

DEVELOPMENT/STRATEGIC PLANNING – URBAN REGENERATION

A global urban project design based on the 'genius loci', the cooperation of all the concerned stakeholders (negotiated urban planning) and the elaboration of operational tools aiming at the sustainable involvement of those actors in the project.

IDENTIFICATION

CITY SIZE :	240 000 inhabitants	4 936 ha
EXTENT OF THE PROJECT :	12 000 inhabitants (à terme)	162 ha

MAIN FUNCTIONS OF THE CITY:

Regional Capital

MAIN FUNCTIONS OF THE PROJECT AREA :

Industrial and harbour activities



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Aerial view of the enclosed dock basins

PROJECT SCALE



□ City

□ World Heritage Property



□ Project

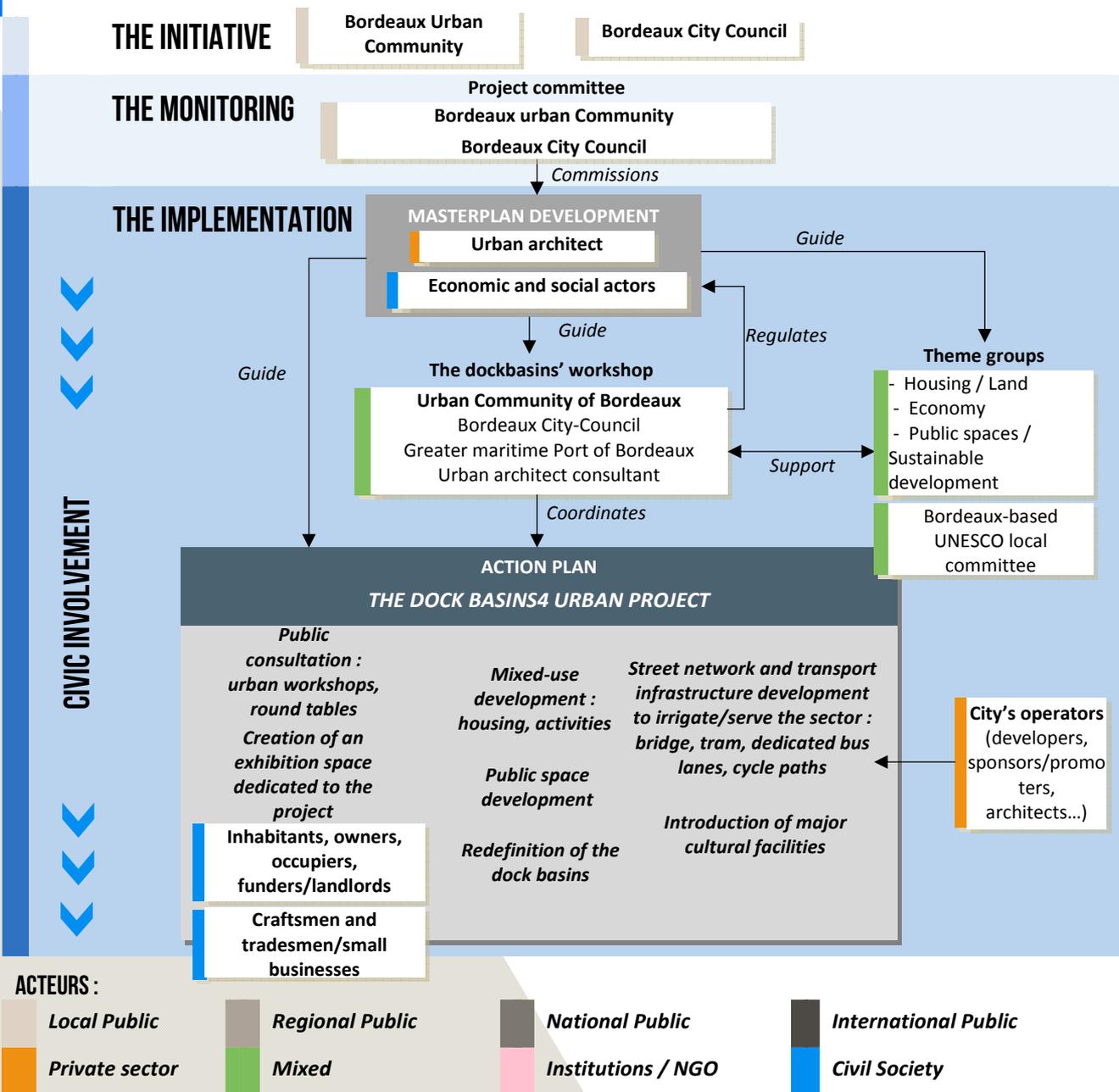
WORLD HERITAGE PROPERTY

BORDEAUX, THE MOON HARBOUR

Inscription	2007	The historic centre of this harbour city located in the south-west of France represents an outstanding urban and architectural complex, created at the time of the enlightenment, the values of which have persisted throughout the first half of the 20 th century. (...) It is also recognised for its historic role as a centre of influence exchanges over a period of time spanning 2000 years (...). The urban plans and the architectural ensembles from the start of the XVIII th century represent an outstanding classical and neoclassical example of a city with a remarkable urban and architectural coherence. Its urban planning gives testimony to the philosophers' success in turning cities into a humanity, universality and culture melting-pot.
Criteria	(ii) (iv)	
Area	1 731 ha	

APPRAISAL OVERVIEW	A wide declining harbour site included in the world heritage area and with strong potential for urban development: 162ha adjacent to the historical centre already serviced by a tram line.
ISSUE	How to turn this wide expanse of industrial and economic wastelands into a 21st century district acting as the extension of the current city-centre, while ensuring the preservation of the outstanding universal value of the place?
TARGETS / GOALS	<ul style="list-style-type: none"> ➔ Conversion of a declining industrial and harbour site into a renewed urban functional and social mix district. ➔ Recovery of this territory, a link between some strategic districts for the 'Bordeaux 2030' project, and integration to the centrality sector of Bordeaux. ➔ Redefinition of the dock basins and inclusion of their patrimonial, cultural and identity specificities (<i>genius loci</i>) in the urban project.

PARTNERS / PROCESS



WEBSITE MANAGEMENT TOOLS

- “Bordeaux 2030” Urban project
- Urban local plan
- Management plan for the inscribed property and related action plan

SPECIFIC TOOLS FOR THE PROJECT MANAGEMENT

- The dock basins’ workshop – channel of dialogue between the contracting authority and the project management, the dock basins’ workshop is devised to endure that the qualities and specificities of the site are respected and that the operators are aware of those.
- Engagement and partnership agreement for innovation and quality in the dock basins’ sector.

FUNDING

DETAILS ON PUBLIC FUNDING

Bordeaux urban Community, Bordeaux City-Council

DETAILS ON PRIVATE FUNDING

Investors, sponsors (for the CCTV creation)

TOTAL COST OF THE PROJECT

103 million euros before tax
 59 million euros before tax for the CCTV
 13 million euros before tax for the Lucien Faure boulevard

A total amount of 175 million euros before tax

Land buying of the islets and construction of the buildings are directly dealt with by private operators.

As regards to public share of the project (facilities), it is funded from the actual city municipal budget but also through a budget which is specifically set up thanks to a comprehensive program. This program establishes a financial participation from private operators which is then reallocated to urban developments for 124.2 million euros (inclusive of tax). The Cultural and Tourist Oenological Centre (CCTV), a facility project of regional coverage is subject to a specific type of funding; the same applies to the Lucien Faure boulevard located at one extremity of the Bacalan-Bastide bridge.

PROGRESS



INTERACTION BETWEEN THE PROJECT AND THE PROPERTY VALUE

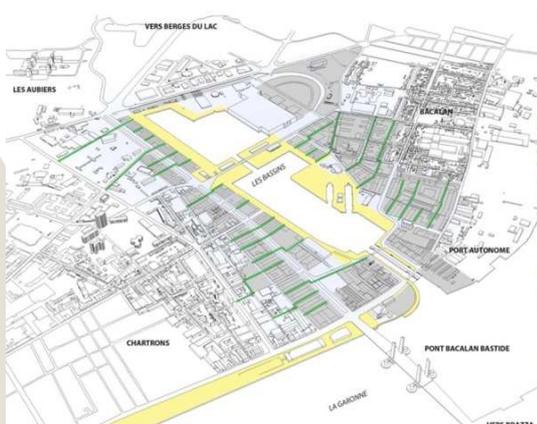
Although the dock basins have been left to their own devices over the past decades to the point where no neighbouring district would claim it as theirs, the UNESCO has acknowledged their cultural and heritage value by including to the area inscribed on the world heritage list. The major urban planning project, which is currently

implemented in this area has thus been designed to respect the outstanding universal value of the place. In particular, the project bases the urban quality of its developments on the preservation of the industrial heritage specific to the territory and, even more, on the genius loci at the enclosed dock basins.

The dock basins' project takes place at the heart of the 'Bordeaux 2030' long term strategic vision. Following the leads of the Bacalan-Bastide bridge which aims at linking the Garonne riverbanks and irrigated by the tramway line network which connects the city-centre, the project is intended to further develop the urban fabric of the city, building on the architectural and urban qualities of the existing urban context. The development success will eventually be readable in the urban continuity, the right inclusion of new buildings, in the gradual transition from one scale to another. It will also be acknowledged from the observation of practices: reinvested public spaces, social mix, dynamism of economic activity, etc.

The mobilisation of all the actors and the inhabitants during community workshops/public consultation workshops already represents a positive response to the concept of 'collective project definition'.

Similarly, the operational governance innovating method which is used to implement the urban project is unanimously credited by the operators (landlords and promoters) who request regular meetings with the dock basins' workshops and are about to sign up a partnership agreement for innovation and quality.



The dock basins' development project

QUESTIONS

The negotiated urban planning as suggested by the dock basins' urban project aims at establishing the project legitimacy and at ensuring the quality of the architectural and urban proposals.

Flexibility in the method and functionality of a public proposal which seeks to collaborate with private initiatives are nowadays encouraged by the success of public consultations and by the operators' involvement.

The implementation of integrated and multidisciplinary mixed-use developments represent, as is well-known real daily management challenges and puts forward the question of the efficiency of this approach over time. Likewise, from the point of view of the genius loci consideration, the qualitative findings from this approach will only be assessed by completion time, in a critical mass of real estate products and public spaces' development.

CONTACTS

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