

l'atelier de l'arsenal

Place Mazas – Réinventer la Seine

Paris, France

REI HABITAT | ICADE

SO – IL | laisné roussel



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Technical Information

Location

Place Mazas - Paris, FRANCE

Client

REI Habitat, Icade Promotion

Architects

SO – IL, laisé roussel

Team

Atelier Georges, Manifesto, Office for Cities, WoMa, Yacht Club Paris Bastille, Aurore, Colonies, Institut du Monde Arabe, Base Tara, Cluster EMS, Innogur, Eliothe, Acousteb, Sinteo, Maitre Cube, Francilibois

3D Images

Weiss Images

Surface

60,000 sf / 5,590 m²

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Design Approach In joining the Reinventer La Seine competition for the Place Mazas site in Paris, New York-based architects SO – IL and Paris-based Laisne Roussel have partnered with French real estate developers REI Habitat and Icade to create a captivating design proposal. Our winning submission offers a fresh approach to urbanism, one that carefully considers contemporary as well as historical contexts while creating a flexible infrastructure that can evolve in parallel with the city.

The focus of our proposal, titled “L' Atelier de l' Arsenal”, is the transformation of the underused site of Place Mazas into a new social node for Paris. Located at the junction of Canal Saint Martin and the Seine River, the site forms a critical intersection of cultural, economic, and environmental networks. It is also strategically positioned at the center of important future development projects like the Balade de L'Arsenal, a new urban path, and the new pedestrian waterfront park, parc Rives de Seine.

The site is divided into two parts. The first is a seven-story volume that continues the historical Haussmanian axis and tops out just below its neighboring 19th century residential building. This volume includes a housing program in co-living typology, with several interior and exterior shared spaces for the residents as well as a public restaurant on the ground floor.

The second, located on the axis of Bastille, is dedicated to public activities. It maintains a lower profile, opening up views to the Seine River. This part of the site includes three new public squares, a lockhouse built in 1905 that is being repurposed, and a temporary pavilion that will host facilities like public co-working spaces, a fabrication lab, an event room, and an exterior terrace offering new views on the Arsenal Basin, the Seine River, and the surrounding city, as well as a facility for homeless care already established on site.

Our proposal creates a flexible composition of spaces and buildings that stimulates diversity and anticipates further civic transformations. We understand that urban space doesn't stop evolving; after twelve years the public zone may be returned to the city, offering the opportunity to update its use once more.

Sustainability is a driver of the project. Our design represents a new relationship to the waterfront as Paris works to create a swimmable river in the near future. Included on the site are a public swimming pool as well as a pool for biodiversity research and water quality monitoring. The proposal's housing is constructed from locally sourced timber and its temporary pavilion features a dismountable structure made of renewable materials, facilitating urban growth while decreasing environmental impact.

Working alongside SO – IL and Laisne Roussel are our collaborators, including French Developers REI and Icade; landscape architect and urbanist Georges; arts and culture consultant Manifesto; urban strategy consultant OFC; co-working and maker-space operator WoMa; housing operator Colonies; social service association Aurore; Yacht Club Paris Bastille; foresters association Francilbois; partner association Cluster; cultural partners Institut du Monde Arabe and Tara; engineers Elioth (structure, facade and environment); Innogur (ecology); AcoustB (acoustic); and Sinteo (environmental performance); as well as general contractor Maitre Cube, specialists in wood construction.

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REI Habitat
Lead Developer
The REI Group was created in 2009 by Paul Jarquin who, after spending ten years in the United States, decided to embark on an eco-responsible real estate development firm specializing in wood-structure construction. The company, based in Montreuil, has today delivered 6 operations; ie. 100 housing units, including the tallest free-standing wooden structure - six stories - in the Ile de France and 1000 more in development. REI is experiencing particularly rapid growth and is recognized by its peers as a pioneer of wood structure construction.

ICADE
Developer
Icade Promotion Logement places diversity at the heart of its projects by developing a wide range of typologies accessible to all types of budgets. Icade collaborates with experienced and innovative project management teams, French and international, to provide a quality living environment and ensure the well-being of future residents. Sustainable development is central to all projects. The creation of innovative mixed neighborhoods that respond to the challenges of new urban uses.

SO – IL
Architect
SO-IL is a New York based architectural design firm that envisions spaces for culture, learning and innovation. As a collective of diverse thinkers and makers, the office engages with the ever changing social, economic and natural environment through active dialogue that considers context, function, and opportunity. SO-IL was founded in 2008 by Florian Idenburg and Jing Liu and since 2013 is lead with partner Ilias Papageorgiou.

laisné rousset
Architect
Laisné rousset is an architecture agency created in 2003 by Nicolas Laisné and joined in 2010 by Dimitri Rousset. The agency brings together 30 collaborators with international and multidisciplinary profiles working in the fields of architecture, urban planning, research and development. Its production extends from the individual house to the urban masterplan. The firm realizes housing, offices and equipment for both the private and public sphere.

Atelier Georges
Landscape Architect/
Urban Planner
Atelier Georges is a young urban planning, landscape and architecture firm founded in the spring of 2014 by two architects and two landscape engineers. Based in Paris and Nantes, the workshop develops a method of co-production by “places of negotiation” which has earned the firm the Young Urbanists 2014 prize, as well as the European session 11 (Pôle Gare de Savenay), session 12 (City Campus of Paris-Saclay) and session 13 (Montreuil).

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Quotes

SO – IL
Architect *“We are very excited to work on such a unique site in Paris. Our proposal suggests a dynamic approach in city making, one that considers history as well as the complexity of today’s conditions while allowing room to accommodate future transformation.”*
Ilias Papageorgiou, Partner

laisé roussel
Architect *“The design of the Atelier de L’Arsenal is motivated by our conviction that architecture is everyone’s business. In our view, urban resilience and the collective practices developed for and by users are two major challenges for the cities of tomorrow.”*
Nicolas Laisné and Dimitri Roussel, Partners



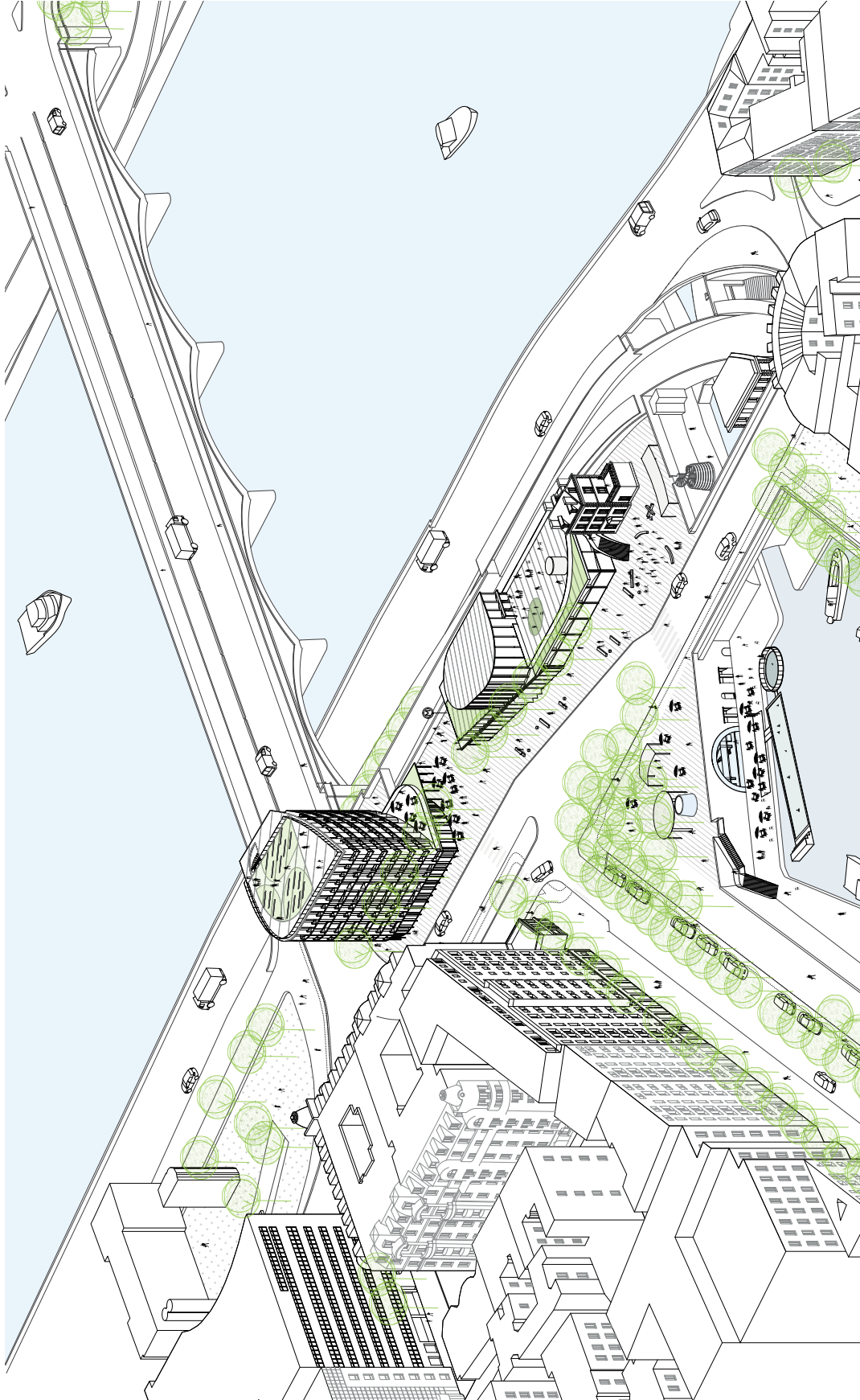
Aerial view from the Pont d'Austerlitz. In the foreground, the housing building and temporary pavilion.
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View from the Arsenal Basin. In the foreground, the public plaza overlooking the swimming pool.
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View of the subway plaza from the Quai de la Rapée. On the left, the residential building, on the right, the temporary pavilion.
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Axonometric view from the Arsenal Basin.
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