Cross-border Project for the Region of Geneva

Preserve and renew

Team 1

Young Planners´ Workshop 2004

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Presentation Framework

- International and regional context
- Carouge (La Praille)
  - Site analysis
  - Main concept and strategy
  - Specific proposals
  - Implementation plan
- Communaux d’Ambilly and Annemasse
  - Site analysis
  - Main concept and strategy
  - Specific proposals
  - Implementation plan
- Conclusions
International and Regional Context
International and Regional Context

- Geneva is the link between Switzerland and the French speaking “Alps” to Romanic Europe
- CEVA will improve this linkage and widen the linkage to the eastern part of the Geneva agglomeration and stimulate its development
- Annemasse will have a highspeed link to mainland France
- Carouge will have regional train stops at both sides and this will enhance its accessibility to Geneva and Annemasse
- Annemasse and Carouge play a key role for the development of Geneva agglomeration
• CEVA-Line is Backbone for a high quality development of all development sites → Link between both sides
• La Praille is a key project, while A+A are the only possibility
• Southern GATE + Eastern CENTER
Local Context

CEVA’s Effect on “La Praille” Project-Sites
Center of Geneva Agglomeration

Annemasse
Ambilly
La Praille
Carouge (La Praille): site analysis

- CEVA stations and shopping center stimulate the development of the site.
Carouge (La Praille): main concept and strategy

- Distribution area
  - Preserve the distribution function as a strategic advantage for the future
  - Densify and concentrate the distribution functions
Carouge (La Praille): specific proposals

Green corridor

Distribution
Commercial

Air and noise pollution

Commercial
Residential

Air and noise pollution
Carouge (La Praille): specific proposals and implementation

**QUANTITIES**
- Total Floor Area = 90 000 – 95 000 m²
- Residential = approx. 3500 – 4000
- Employees = approx. 6000 – 8000

**TIMEFRAME**
- Project Management is needed !!
- CEVA-Construction-Time: Station + Surrounding
  - + 5 : Shopping + Office
  - + 10 : Residential

Distribution Center has to be regenerated as needed
Communaux d’Ambilly and Annemasse: site analysis

- Communaux d’Ambilly
  - Low density housing
  - Attractive for low price housing
  - Possible suburbanisation in absence of planning
  - Not directly linked to the highway (possible access within 1,5 km)

- Annemasse
  - Most important french community in the Geneva agglomeration
  - Missing local identity
  - Needs an attractive pole for the future TGV station
  - Minimal activity in the periphery station
  - Unused land in the inner site
  - Potential of inner development
Communaux d’Ambilly and Annemasse: main concept and strategy

- Communaux d’Ambilly
  - Create centers inside the main centre
  - Establish a new connection to Ambilly by a cross border bus line that use the existing structure and green pedestrian corridor to the new housing areas

- Annemasse
  - Create a new centre in the periphery
  - Strengthen the local identity by forcing inner multifunctional development
  - Creating centres inside the centre
Communaux d’Ambilly and Annemasse: conceptual framework

- Forced inner urban development (1st stage)
- Suburban development (2nd stage development)
- First Poles / Anchor project (comm. Development)
- First Poles / Anchor project (priv. development)
- Housing projects

Diagram:
- New cross border bus line
- New street connection
- New pedestrians connection
Land use

- Ceva line
- Public park
- Commercial
- Office complexes
- Busline connection
- River
- Reserved land for housing
- Garden city (housing)
- Commercial / housing
- Cultural activities
- Office complexes
- Train station
- Reserved land for housing
- Existing commercial streets

Access to Highway

Annemasse and Ambilly
Exploitations

Annemasse and Ambilly

- **High density housing**: 4000 – 6000 inhabitants
- **Garden city**: 1700 – 2700 inhabitants
- **Commercial**: 20,000 – 30,000 sq m
  - 2500 – 3000 sq m for 1000 – 1200 work places
- **Commercial/housing**: 25,000 – 30,000 sq m
  - 500 – 800 working places
- **Office complexes**: 30,000 – 35,000 sq m
  - 1000 – 1200 work places

**Map Diagram**

- **Annemasse and Ambilly**
- **Key Areas**
  - **2.5 ha**
  - **5.5 ha**
  - **3 ha**
  - **2 ha**
  - **8 ha**
  - **1 ha**
  - **1 ha**
  - **1 ha**

**Timeline and Projects**

- **2007**: Developing train station area, building the cultural centre, erecting the road between the cultural centre and the highway.
- **2016**: Building the park-connection between train station and the cultural centre, completing the multi-functional park.
- **2019**: Developing the medium density housing/commercial activities along the railway line.
- **2023**: Developing the commercial/business centre, developing the green pedestrian corridor (connecting Ambilly to the commercial office activities) + housing in Ambilly.

**Investors**

- **A**: By the community
- **B**: By the community
- **C**: By the community
Conclusion

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• Both Sites are key-projects for Geneva

• CEVA-LINE is the motor for a high quality development

• Maintenance of functional advantages for a sustainable Geneva with a modern railbased distribution center

• A cross border hand-in-hand cooperation is needed
Thank You!

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