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ATLAS:  
A CARTOGRAPHY OF  
THE TERRITORY

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# CHOOSING THE CITY?

Toward a Liveable  
Habitable  
Desirable city

# les ateliers

maîtrise d'œuvre urbaine

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## Partenaires de l'atelier 2021



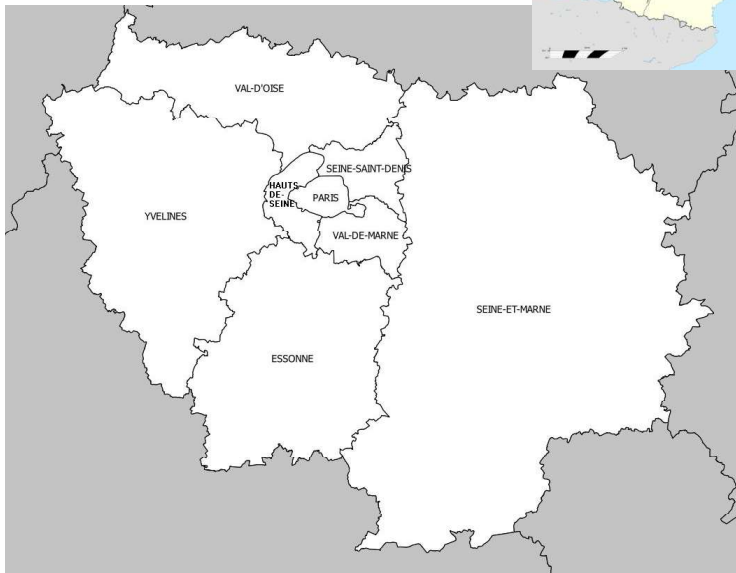
# I. The administrative territory

The Île-de-France Region is made up of 8 departments: Paris (75), Seine-et-Marne (77), Yvelines (78), Essonne (91), Hauts-de-Seine (92), Seine-Saint-Denis (93), Val-de-Marne (94) and Val-d'Oise (95). It has nearly 12 million inhabitants, i.e. approximately 19% of the French population spread over only 2% of France's territory.

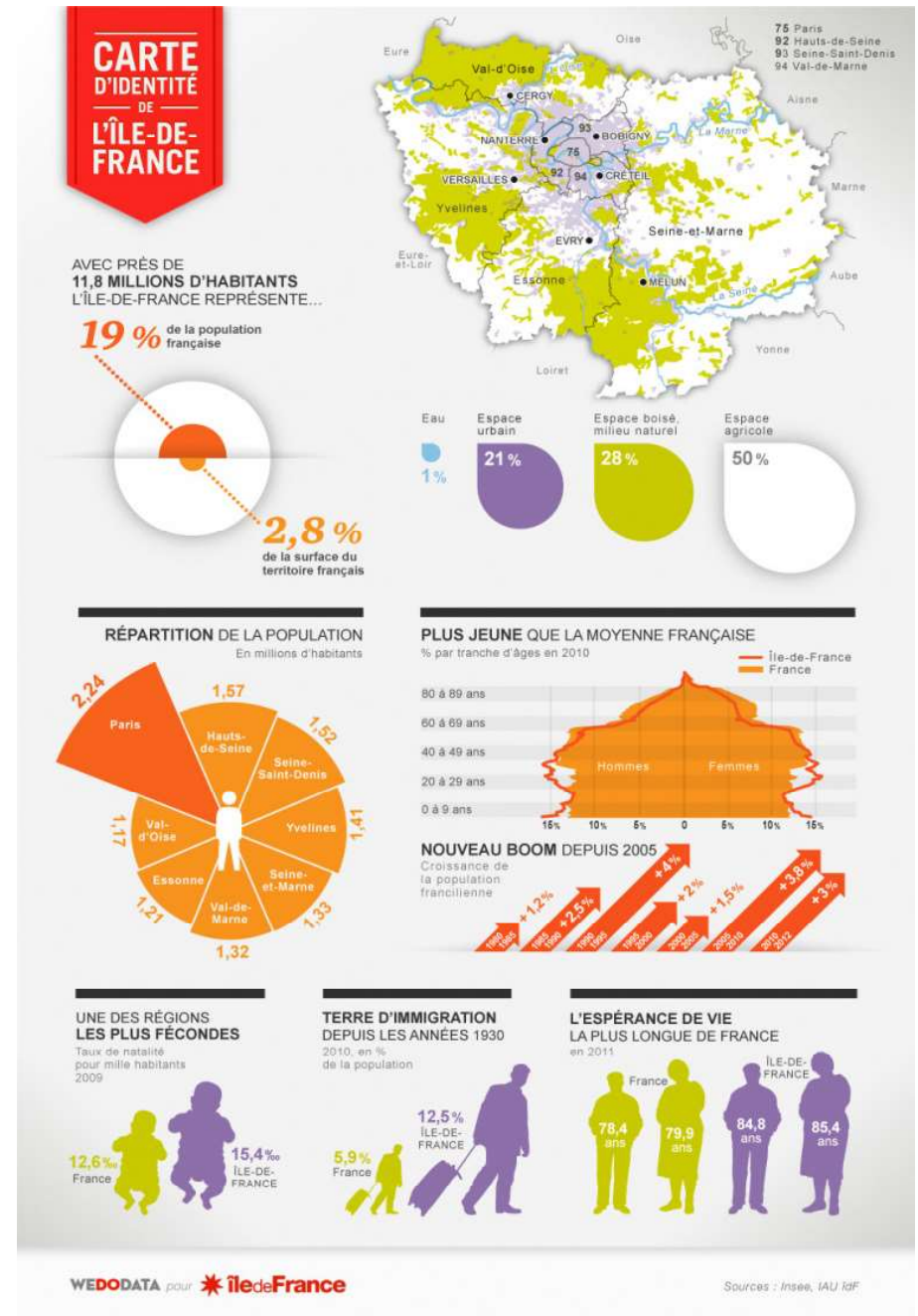
It is a region historically marked by its national importance. The region is still the central home of the country's political and economic power and occupies an important cultural position.



Map showing the Île-de-France in relation to other French regions  
Credit: Wikipedia, superbenjamin CC license



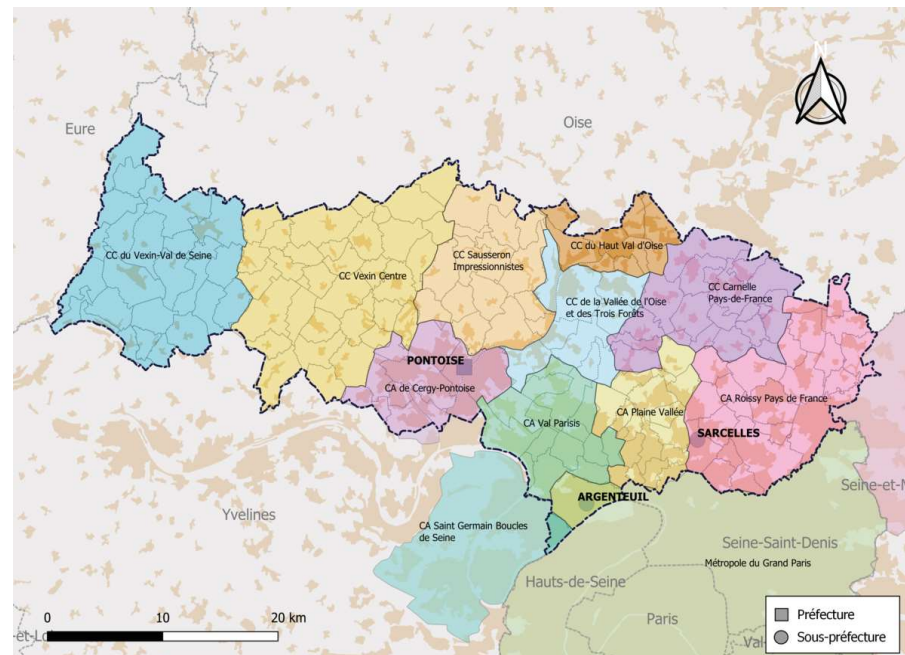
Map of the departments of the Île-de-France. Credit: actualitix, CC



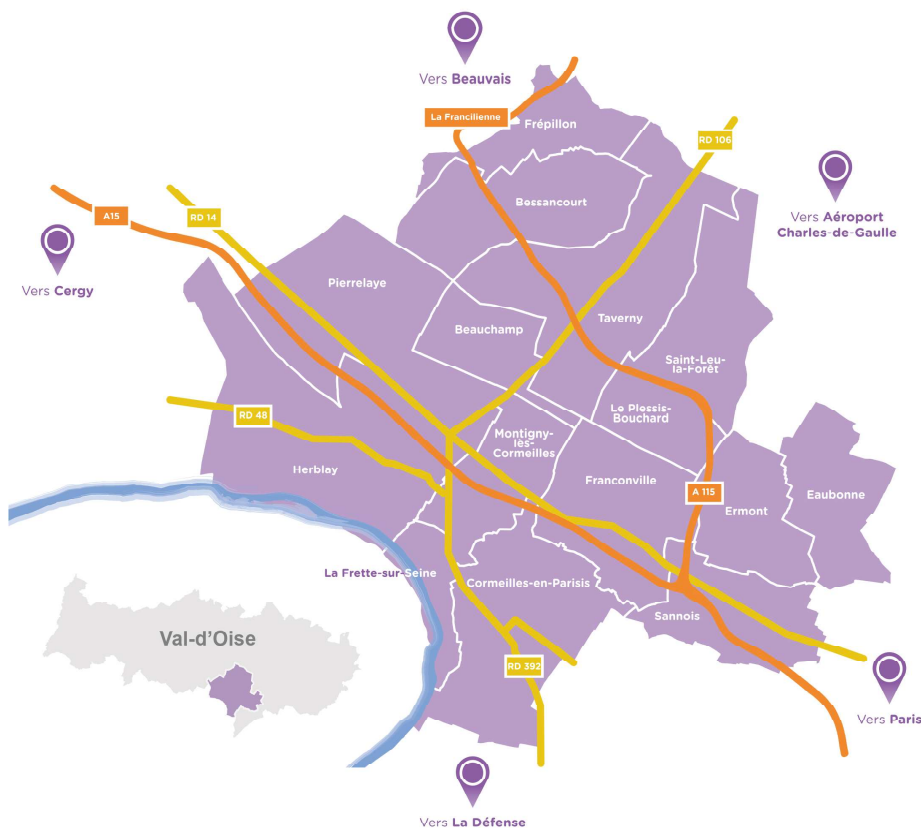
Infographic. Credit: Île-de-France Region

The focus territory of the 2021 workshop is located in the Val-d'Oise Department, in the northwest of the Île-de-France Region. This department is divided into 10 inter-municipalities, including the Val Parisis Communauté d'agglomération in the southeast.

This recently formed inter-municipality is well connected to several strategic centres in the Île-de-France: Paris and La Défense at one end and Cergy on the other.



Map of the inter-municipalities of the Val-d'Oise. Credit: Wikipedia, CC licence



Map showing the 15 communes of the Val Parisis. Credit: Communauté d'agglomération du Val Parisis

| Commune                 | Superficie (km <sup>2</sup> ) | Population 2018 | Densité (hab./km <sup>2</sup> ) |
|-------------------------|-------------------------------|-----------------|---------------------------------|
| Beauchamp               | 3,02                          | 8 675           | 2873                            |
| Bessancourt             | 6,39                          | 7 528           | 1 178                           |
| Cormeilles-en-Parisis   | 8,48                          | 24 681          | 2 910                           |
| Eaubonne                | 1,42                          | 25 130          | 5 688                           |
| Ermont                  | 4,16                          | 29 079          | 6 990                           |
| Franconville            | 6,19                          | 37 010          | 5 979                           |
| Frépillon               | 3,35                          | 13 339          | 997                             |
| La Frette-sur-Seine     | 2,02                          | 4 697           | 2 325                           |
| Herblay-sur-Seine       | 12,74                         | 30 095          | 2 362                           |
| Montigny-lès-Cormeilles | 4,07                          | 21 638          | 5 316                           |
| Pierrelaye              | 9,21                          | 8 908           | 967                             |
| Le Plessis-Bouchard     | 2,69                          | 8 488           | 3 155                           |
| Saint-Leu-la-Forêt      | 5,24                          | 15 829          | 3 021                           |
| Sannois                 | 4,78                          | 26 484          | 5 541                           |
| Taverny                 | 10,48                         | 26 576          | 2 536                           |

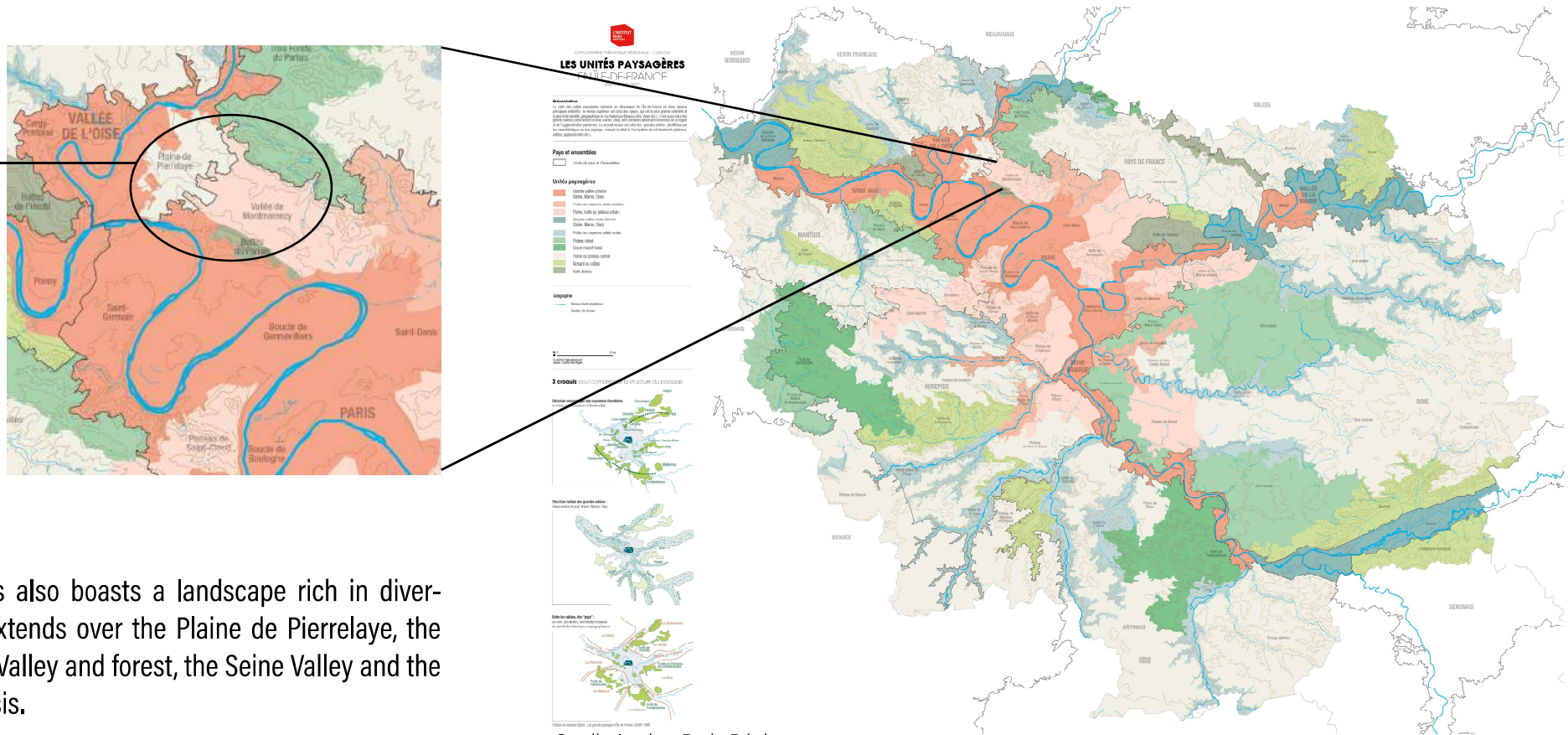
Density of the communes of the Val Parisis. Credit: Wikipedia

The Val Parisis includes 15 communes of varying size and demographics: Beauchamp, Bessancourt, Cormeilles-en-Parisis, Euaubonne, Ermont, Franconville, Frépillon, Herblay, La Frette-sur-Seine, Le Plessis-Bouchard, Montigny-lès-Cormeilles, Pierrelaye, Saint-Leu-la-Forêt, Sannois and Taverny.

## II. Changes in the Paris Region Landscape

The Île-de-France is a region with a wide variety of landscapes. The historically urbanized areas are mainly located in the large valleys of the Seine, the Oise and the Marne. With an average altitude of 108 metres, the Île-de-France region is mostly flat. Its highest point is at Neuilly-en-Vexin in the Val-d'Oise (216 metres), while its lowest point is at Port-Villez in the Yvelines (11 metres).

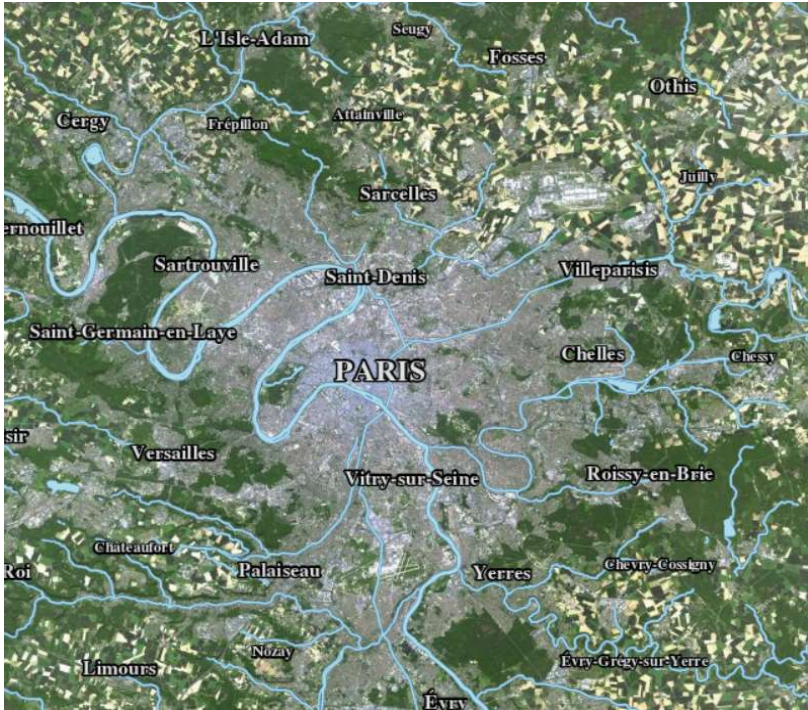
Val Parisis



The Val Parisis also boasts a landscape rich in diversity, since it extends over the Plaine de Pierrelaye, the Montmorency Valley and forest, the Seine Valley and the Buttes du Parisis.

The Plaine de Pierrelaye extends over approximately 2,000 hectares. It is a transitional space with a predominantly agricultural character. It acts as a link between the Vexin Regional Nature Park, the national forests of Montmorency and Saint-Germain-en-Laye, as well as the valleys of the Seine and the Oise.

As for the Buttes du Parisis, they rise to 170 m and cover 621 hectares spread over several communes. They are made up of 4 hills: Butte de Corneilles, Butte de Sannois, Butte des Châtaigniers and Butte d'Orgemont, which have now been converted into parks.



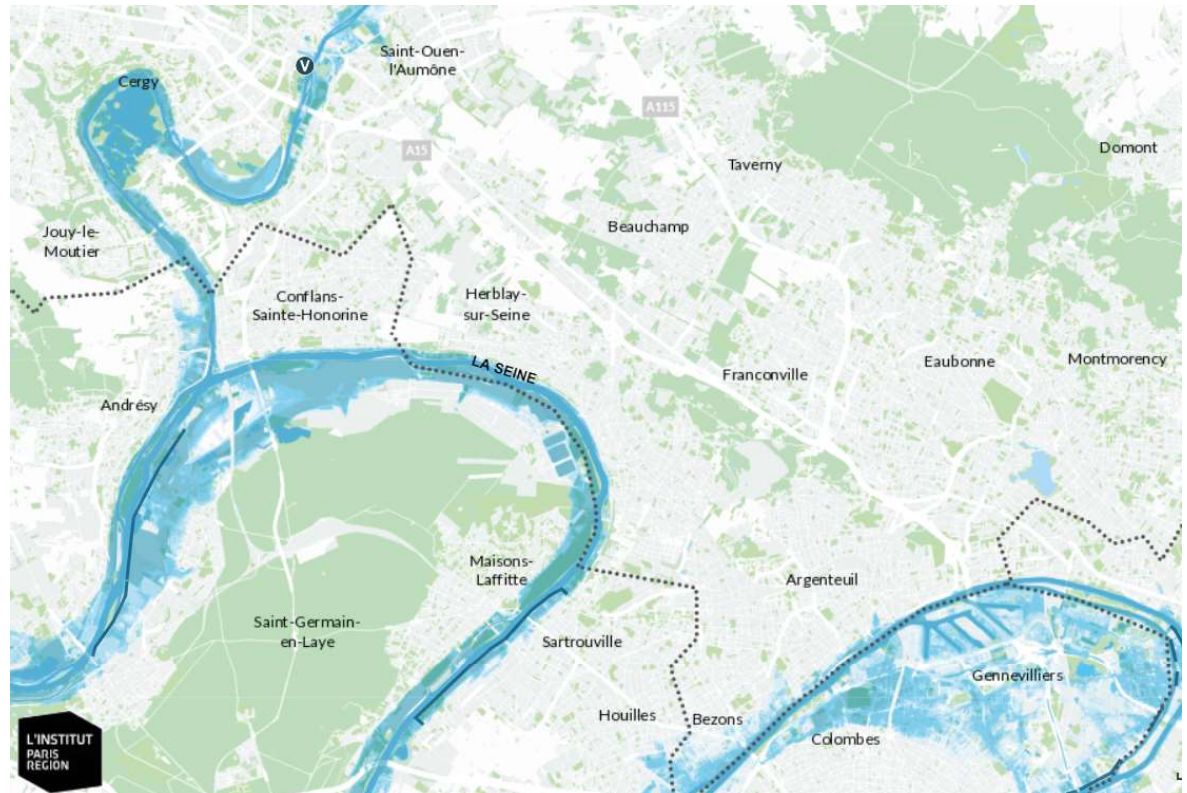
The Île-de-France hydrographic network. Credit: Géoportail

The entire Île-de-France Region lies within the watershed of the Seine. All the rivers in the region are tributaries or sub-tributaries of the Seine. The main rivers (Seine, Marne and Oise) are navigable and are characterized by their numerous meanders.

These waterways give rise to flood risks. The map below shows potential flood zones for the Seine and the Oise in the case of a high flood scenario. It shows, for example, that Gennevilliers, which is home to France's largest river port, would be particularly affected.

There is also the risk of flooding due to rising water tables and rainfall caused by intense precipitation. This is particularly accentuated in the east of the department due to the high level of urbanization and therefore presence of hard, impermeable surfaces. In addition, the silty soil of the Val-d'Oise increases the risk of mudslides.

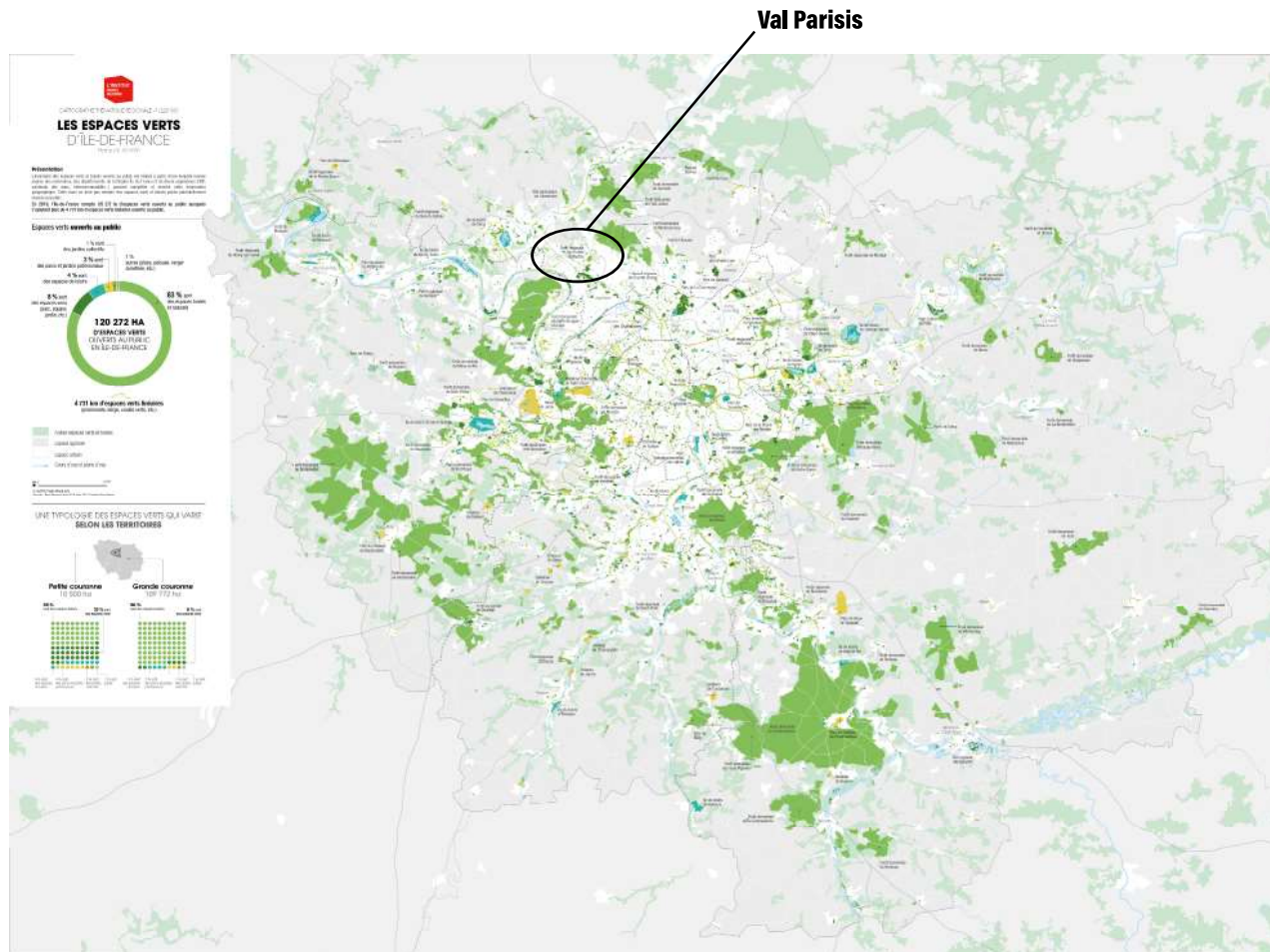
Despite the risks they represent, these waterways are also an asset for the Paris Region, whether it be for agricultural or commercial activities, for the quality of life enjoyed by the inhabitants, or as a biodiversity reservoir and ecological corridor linking the various natural areas.



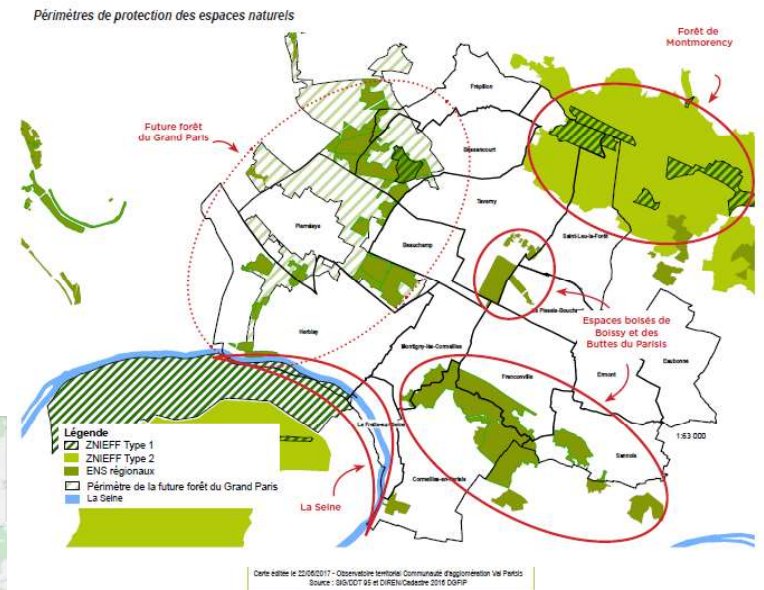
Map showing the areas affected in the event of a mass flood. Credit: Institut Paris Région



The Île-de-France has many natural areas, particularly large forests that form a “green belt” around Paris. Many of them are accessible by public transport and are frequented extensively by the region’s inhabitants. These areas are also home to a significant biodiversity. They are linked to several ecological corridors, including the Seine and its tributaries.

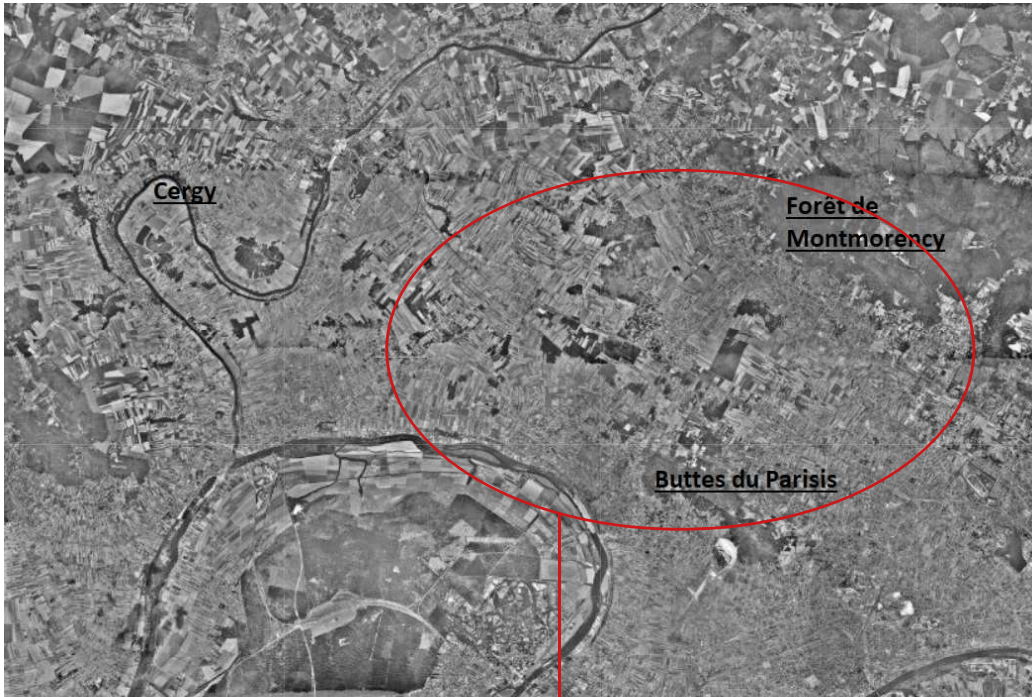


Credit: Institut Paris Région



Main protected natural areas in the Val Paris.  
Credit: Communauté d'agglomération du Val Paris

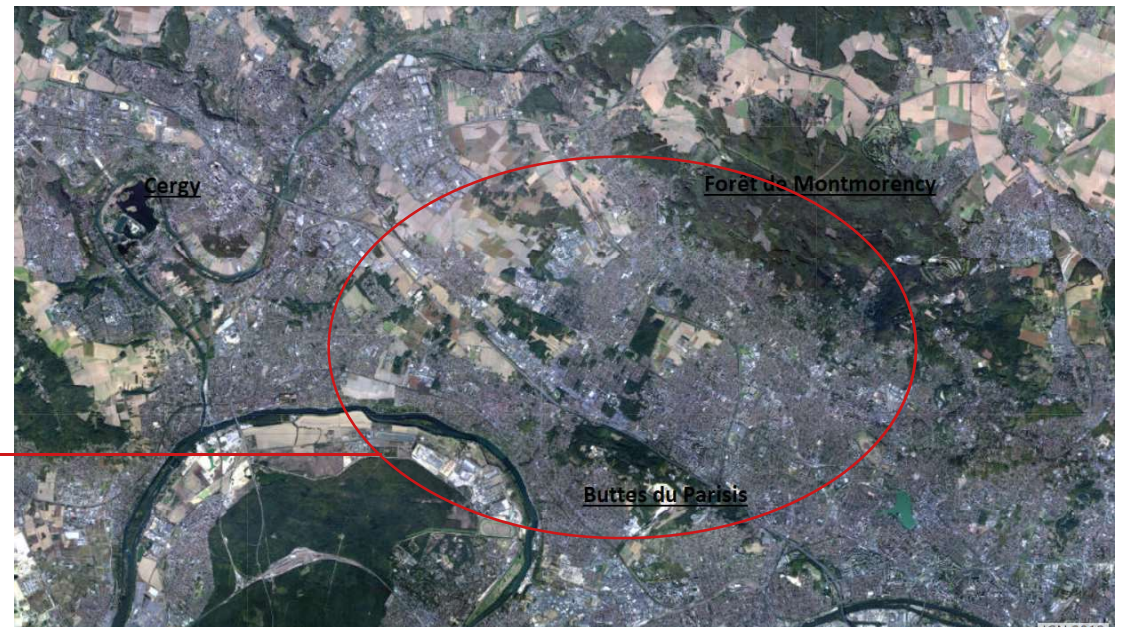
The Val Paris also has many natural areas, many of which are protected. These areas will be expanded with the Grand Paris Forest project that will be planted in the Plaine de Pierrelaye. The latter is currently occupied by wooded areas and agricultural land.



Aerial photograph from 1949. Credit: Institut Paris Région

Historically, the communes that make up today's Val Paris were small towns or villages of a predominantly agricultural vocation. The area's architectural heritage testifies to this history: some houses dating from the early 20th century are still standing and inhabited.

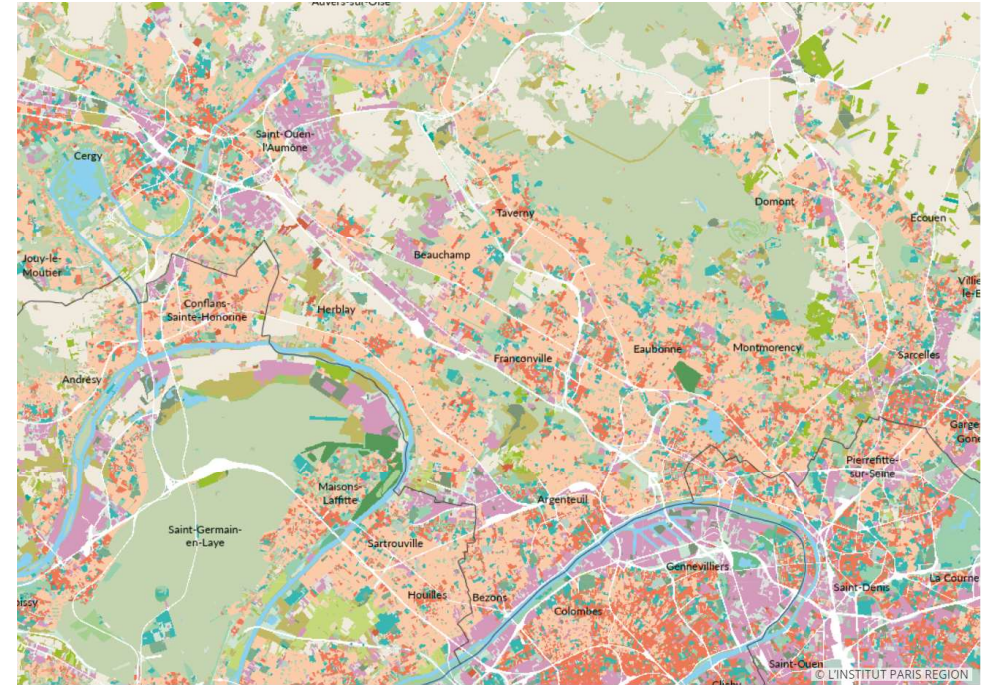
**Val Paris**



Aerial photograph taken in 2018. Credit: Institut Paris Région



Land use pattern, 1949.  
Credit: Institut Paris Région

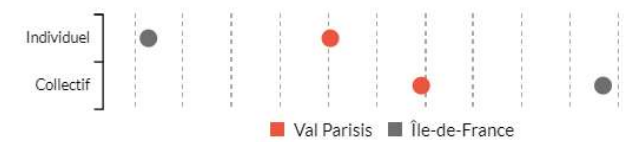


Land use pattern, 2017.  
Credit: Institut Paris Région



The urbanization of the territory developed as a result of the phenomenon of suburbanization and the significant construction of individual houses. Today, this is the dominant type of housing in the Val Parisis territory.

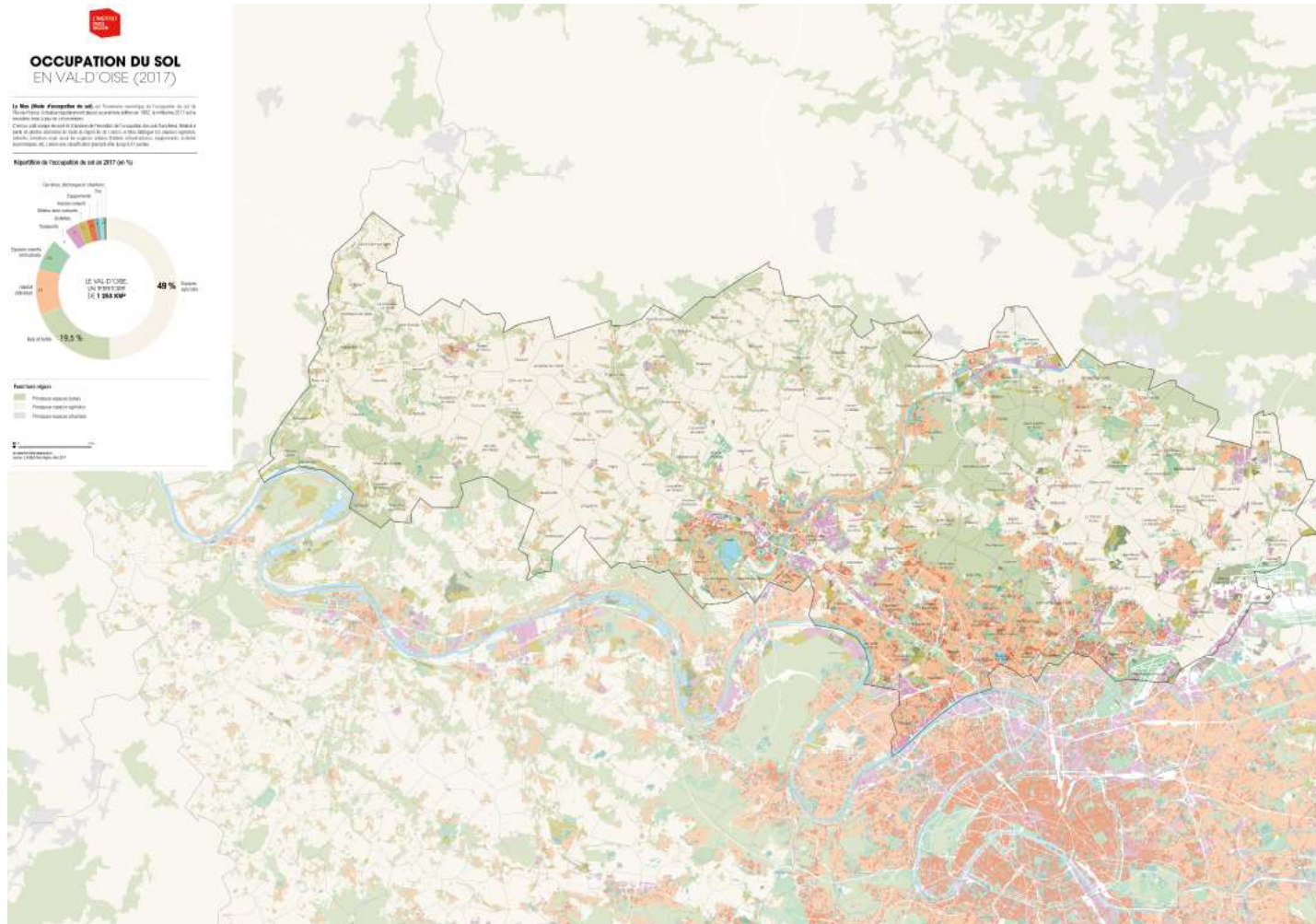
TYPES DE LOGEMENT (EN %)



Comparative graph based on housing type (individual/collective). Credit: Institut Paris Région

The construction of the New Town of Cergy-Pontoise also contributed to the urbanization of the Val-d'Oise Department. Created in 1966, it was the result of the State's desire to structure the urban development of the Paris Region around new centralities.

Today, the New Town of Cergy-Pontoise has 200,000 inhabitants and is the administrative capital of the Val-d'Oise. It is also an important economic, social and cultural centre. The new town also marks the transition between the urbanized areas of the southeast and that of the Vexin. The Vexin is essentially a grain-producing plateau shared by the Île-de-France and Normandy.

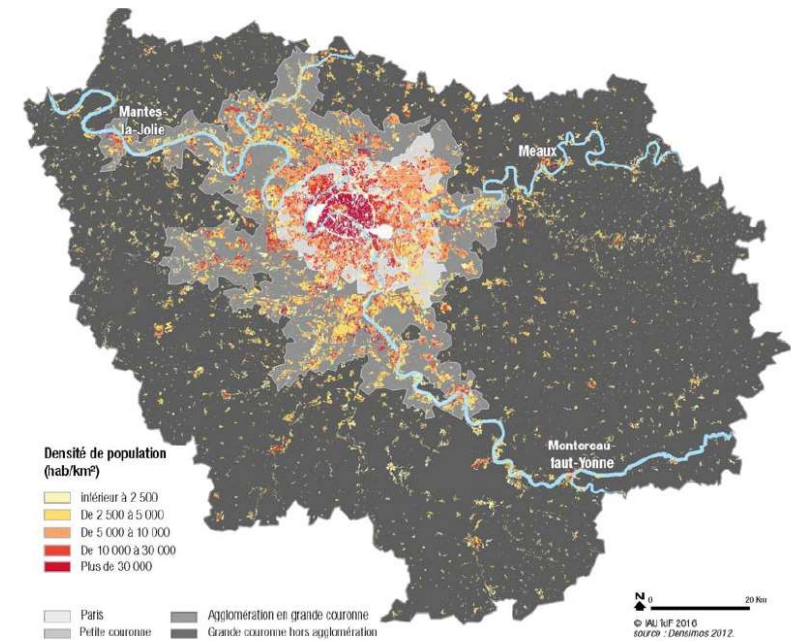


Credit: Institut Paris Région

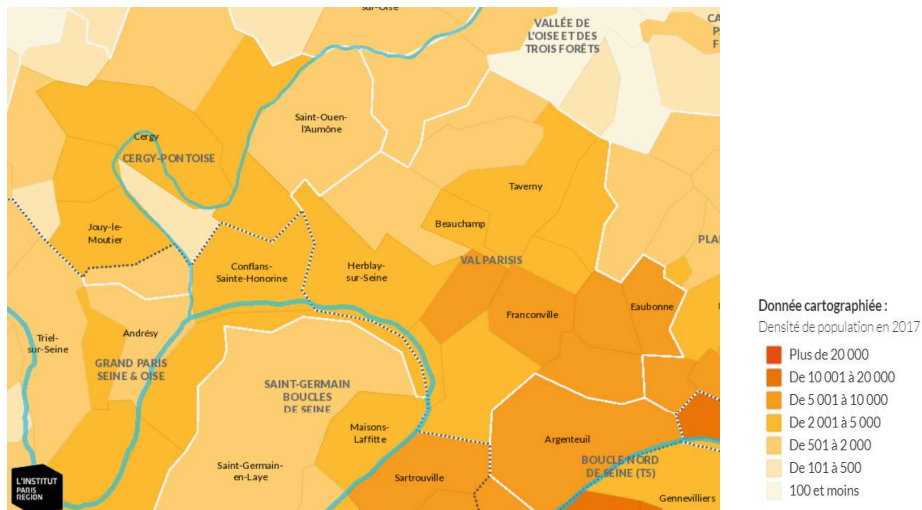
The Île-de-France is the most densely populated region in France, with 1,010.9 inhabitants per square kilometre compared to an average of 107 inhabitants per square kilometre for the rest of metropolitan France. However, behind this high density are major disparities between the different territories that comprise the region. In Paris, for example, the average is 21,000 inhabitants per square kilometre, whereas the Val-d'Oise only has an average of 1,000 inhabitants per square kilometre. Population density tends to decrease the further one moves away from the capital. In fact, the Paris Region is structured into successive urban rings; the departments bordering Paris are referred to as the inner ring whereas the region's other departments are referred to as the outer ring.

The Val Paris is a transition zone between the high population densities of the Seine-Saint-Denis and the Val-d'Oise. Its suburban fabric and the large size of its housing units make it a relatively low-density area, even if the SDRIF is now calling for densification around certain strategic centres (Paris Region railway stations, the area around the future Pierrelaye Forest, etc.). Finally, there is a significant contrast between the territory's highly urbanized southeastern corner and that of the northwest, which has remained mainly agricultural.

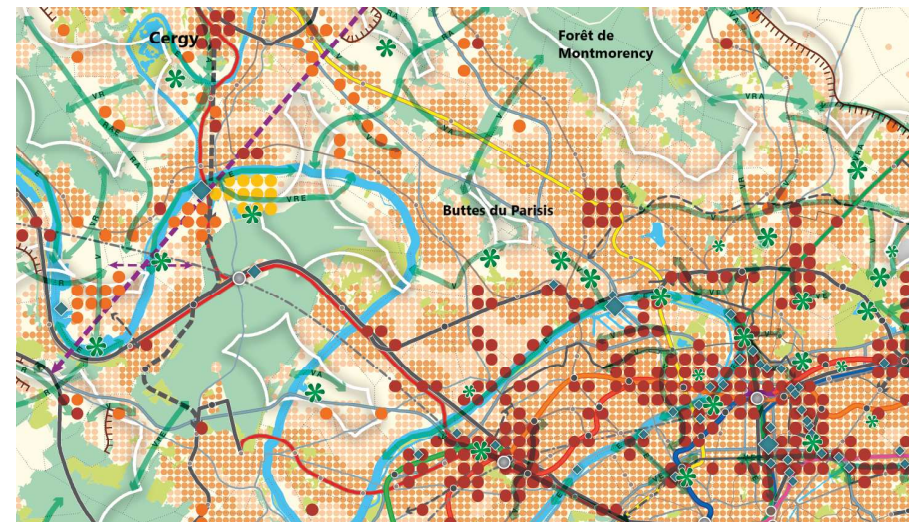
La densité de population dans les espaces habités



Population density. Credit: Institut Paris Région



Population density. Credit: Institut Paris Région

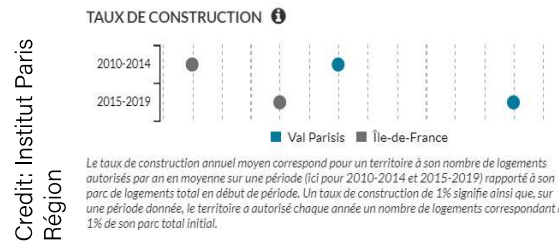
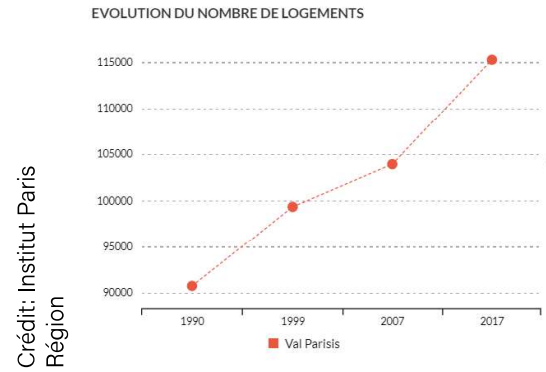


Excerpt from the SDRIF for the Val Paris territory. The orange dots represent the areas to be densified. Credit: Institut Paris Région

# III. Economic and socio-demographic data

The Île-de-France is a particularly dynamic region in terms of population. In the last 5 years, the region has gained 254,000 inhabitants, i.e. an average of 51,000 new inhabitants per year (period 2016-2021).

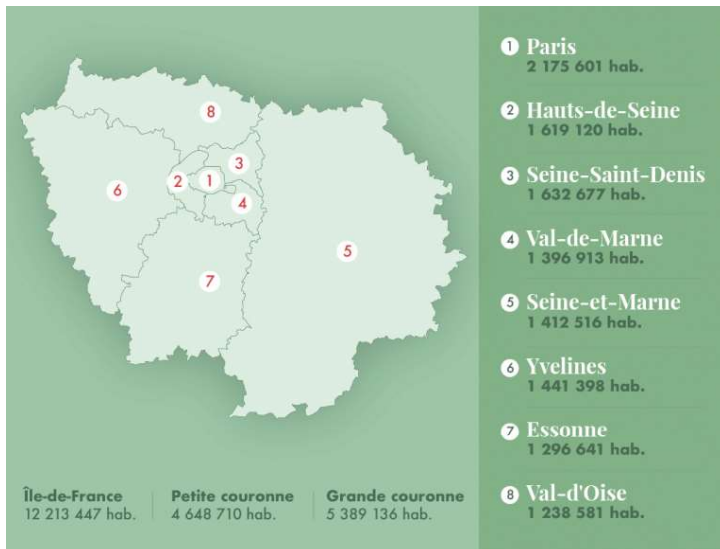
*"This movement is due solely to the strong surplus of births over deaths, as the number of departures is once again higher than the number of arrivals. Every department in the Île-de-France recorded an increase in its population over the period in question, with the exception of Paris, which now loses nearly 11,000 inhabitants each year. Nonetheless, half of them are moving to other parts of the Île-de-France Region"* (Source: Île-de-France Region).



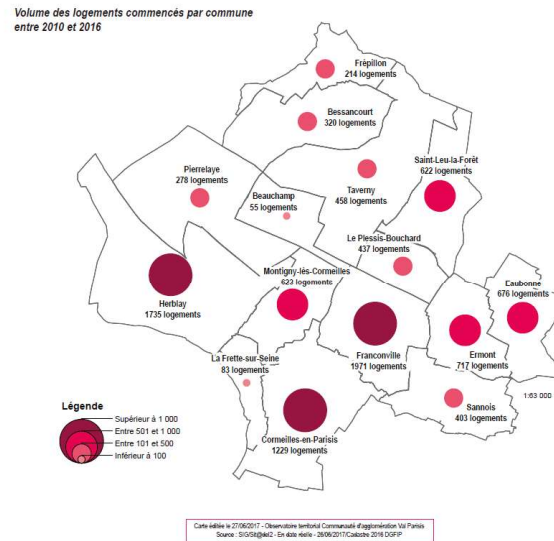
The Val Paris is part of this demographic dynamic, since nearly all the communes in the area are seeing their populations increase. However, disparities can be seen between those in the south and the north of the territory.

This population increase is reflected in the production of housing, with a construction rate that is clearly higher than that of the Paris Region average.

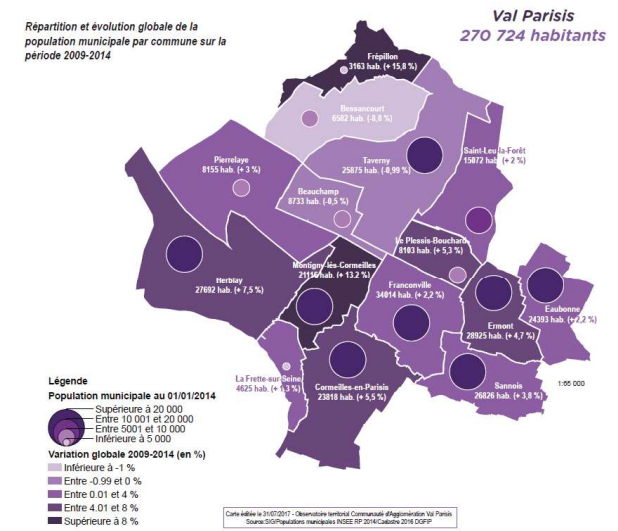
The territory has 115,000 housing units, with a vacancy rate lower than the regional average and a majority share of homeowners.



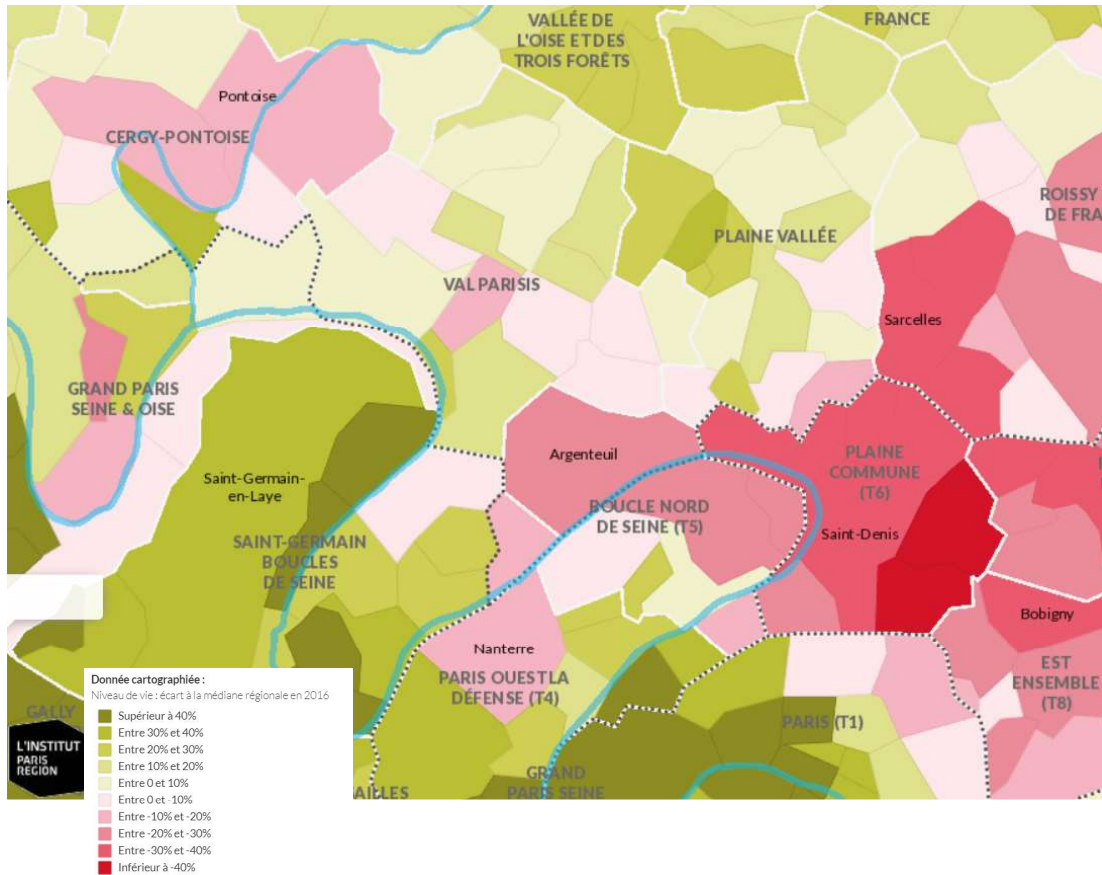
Population of the Île-de-France on 1 January 2021. Credit: Île-de-France Region



Credit: Communauté d'agglomération du Val Paris



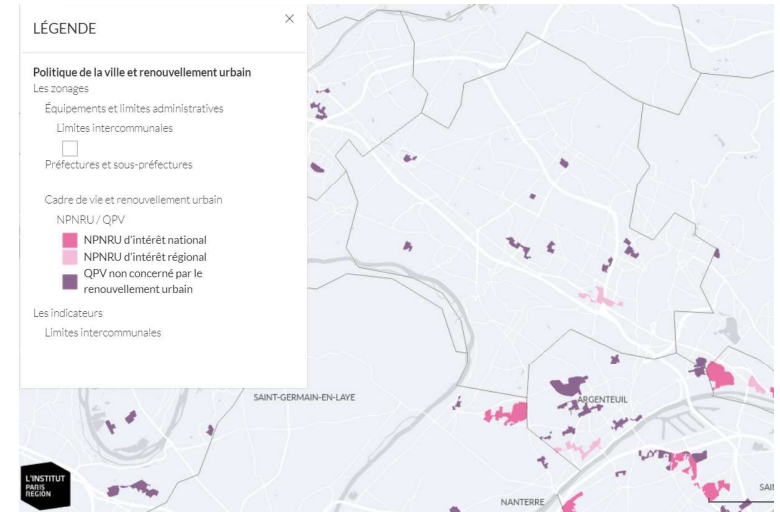
Credit: Communauté d'agglomération du Val Paris



Credit: Institut Paris Région

The population of the Val Paris is more well-off than the departmental average (average net annual salary of €30,370 compared to €28,101 for the Val-d'Oise). The poverty and unemployment rates are lower. There is a significant proportion of executives and higher intellectual professions as well as intermediate professions, which reflects the population's high level of education (higher than the average for the Val-d'Oise, but lower than the average for the Île-de-France). At the same time, traditional workers and labourers represent a smaller percentage than in the department as a whole.

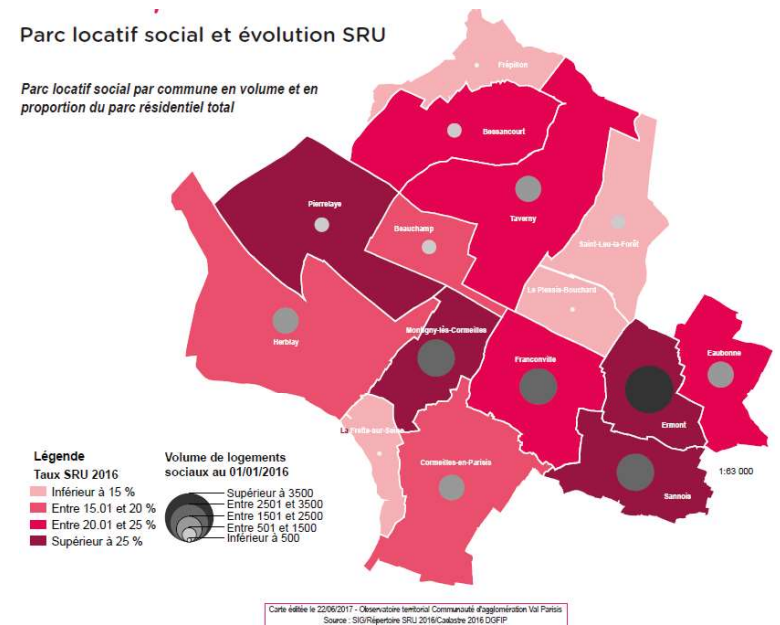
The social housing (housing allocated on the basis of resources) represents 23% of the housing stock (legal obligation of 25%). The territory has relatively few priority neighbourhoods (QPV), only one of which is the subject of an urban renewal programme (NPNRU).



Credit: Institut Paris Région

### Parc locatif social et évolution SRU

Parc locatif social par commune en volume et en proportion du parc résidentiel total

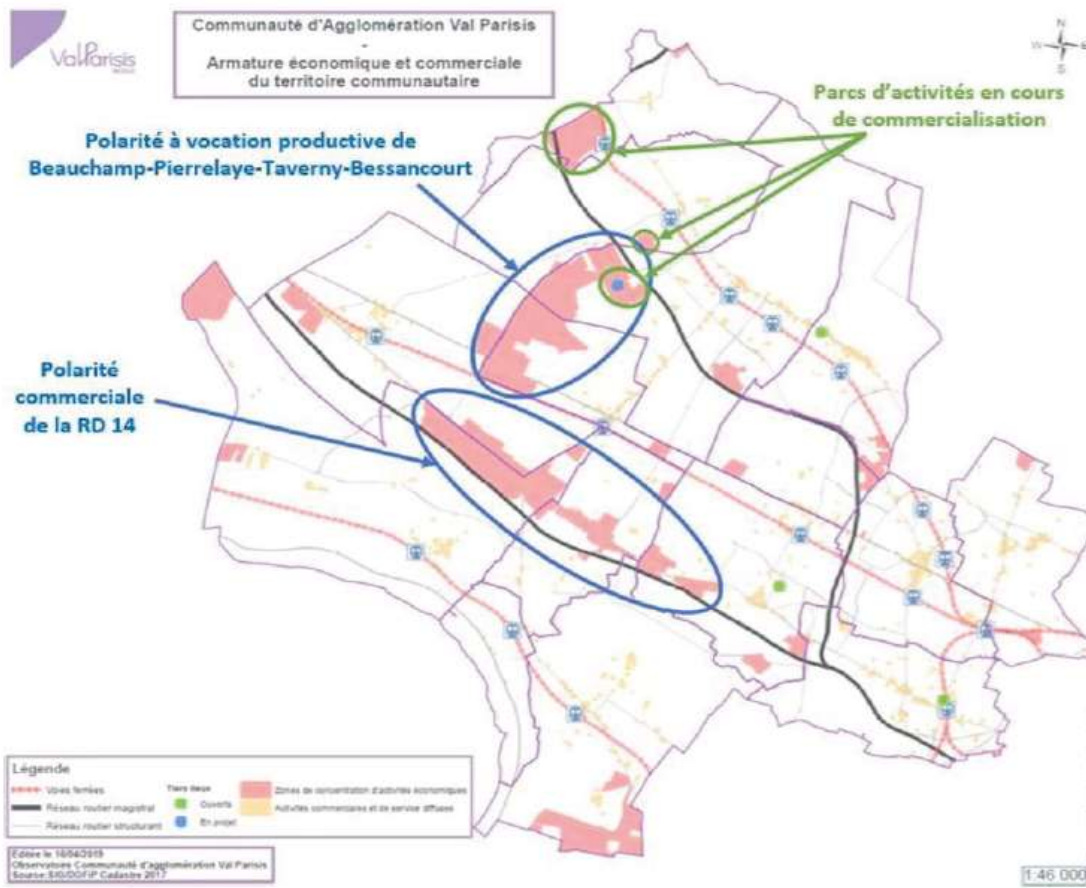


Credit: Communauté d'agglomération du Val Paris

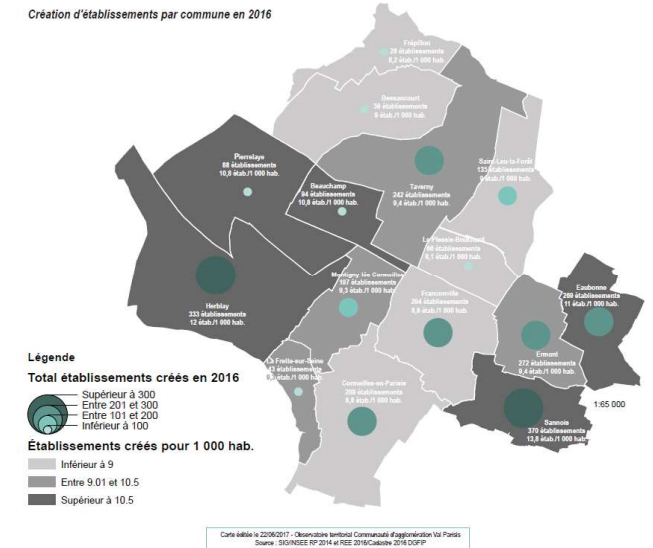


The Val Paris area is home to 25,088 companies and 63,000 jobs. The "big business" economic sector represents 25% of salaried employment, but poses major urban (large land areas), traffic (heavy goods vehicles) and attractiveness challenges.

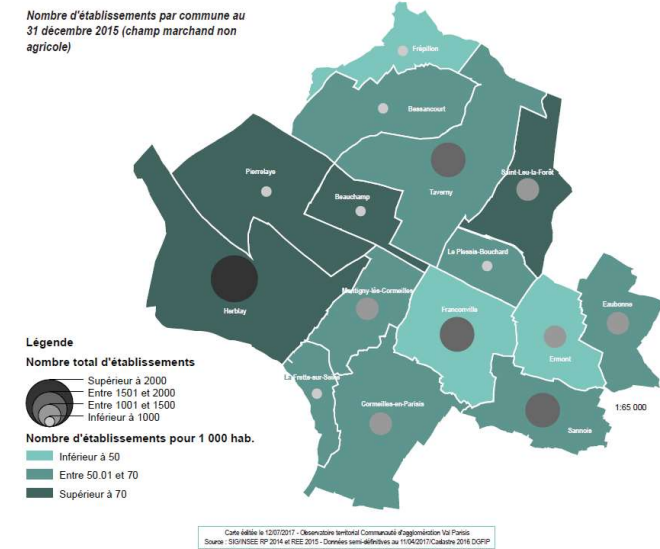
The local council is carrying out several revitalization projects in the business parks of Beauchamp, Besancourt, Pierrelaye and Taverny, as well as the progressive redevelopment of the Patte d'Oie in Herblay. This plan also concerns the territory's non-commercial business parks.



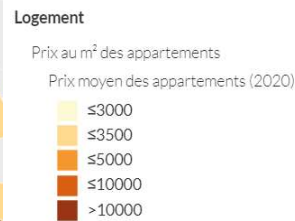
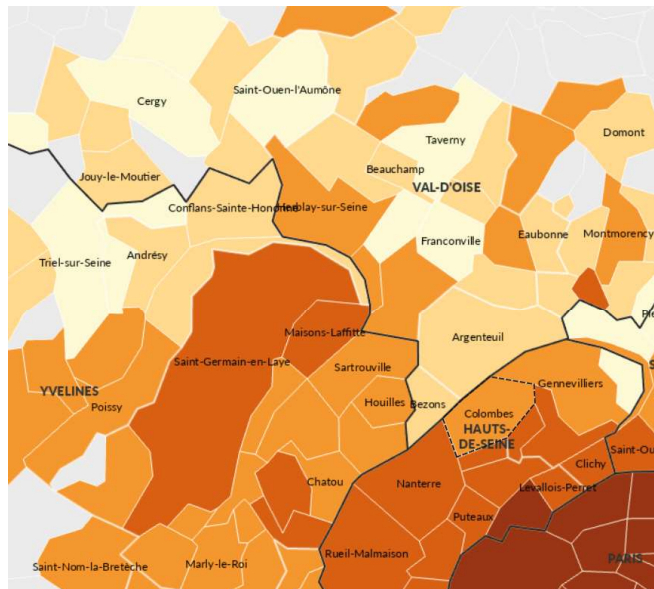
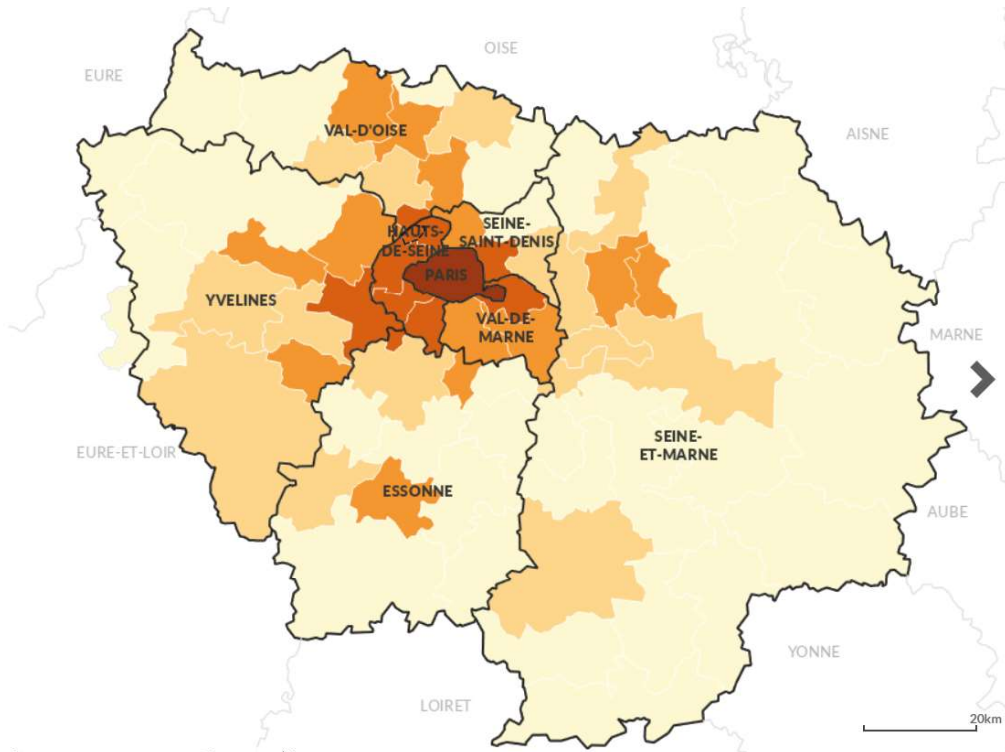
Credit: Communauté d'agglomération du Val Paris



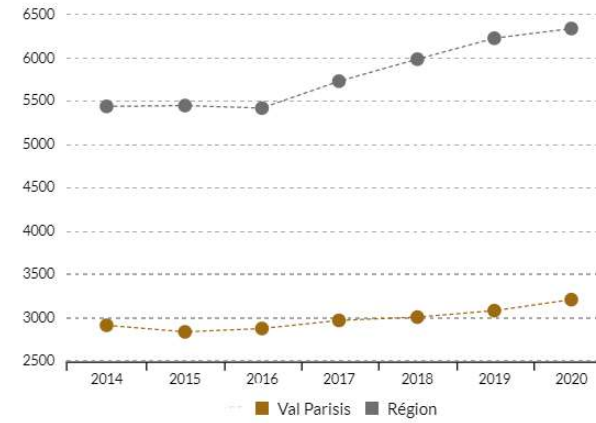
Credit: Communauté d'agglomération du Val Paris



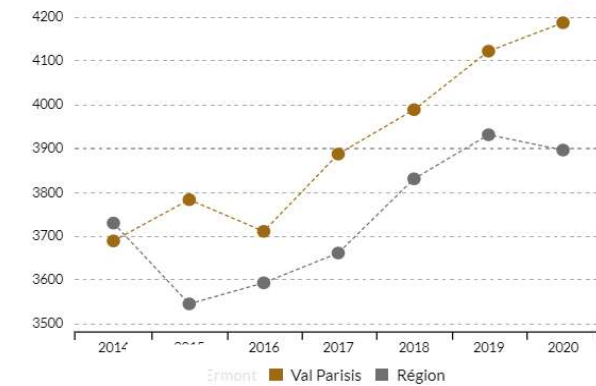
Credit: Communauté d'agglomération du Val Paris



EVOLUTION DES PRIX DES APPARTEMENTS



EVOLUTION DES PRIX DES MAISONS

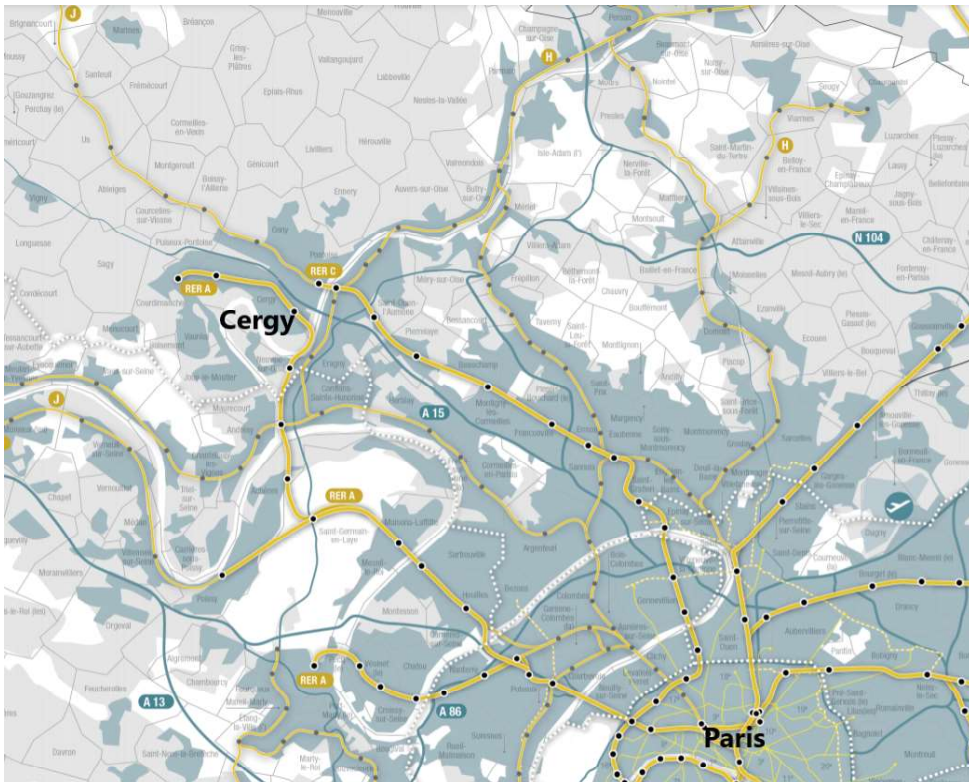


Credit: Institut Paris Région

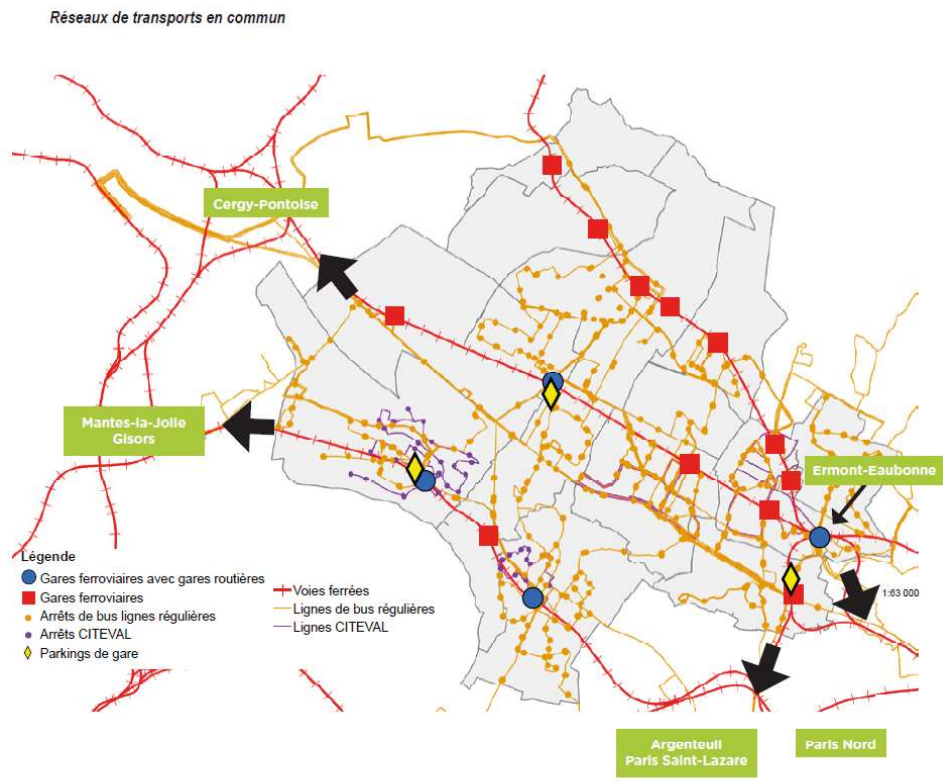
Although there has been an increase in the price per square metre in the Val Parisis agglomeration, to a greater or lesser extent depending on the commune, housing remains more affordable than in Paris and its inner ring.

# **IV. Infrastructures and facilities**

The Val Parisis is well served by the region's transport networks through the Transilien H and J lines and the RER C as well as major road and motorways (A15, A115, RD14, 392, 411, 407, 502, 928, 909, etc.). However, some rail lines are heavily saturated at peak times, particularly the J line, and there are high levels of congestion on the roads.

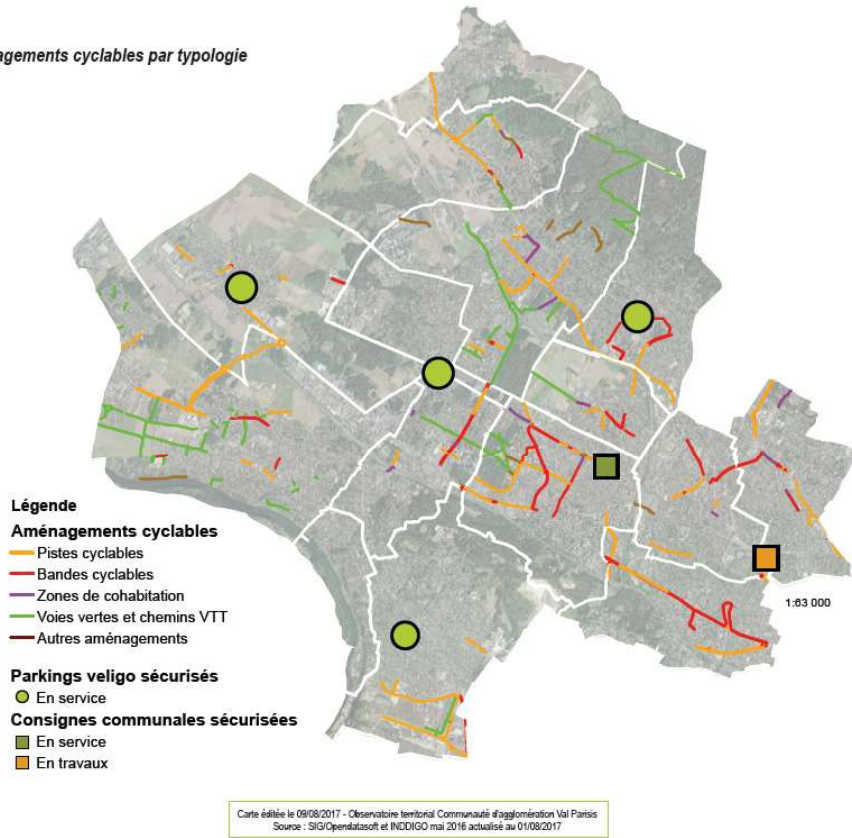


Credit: Institut Paris Région

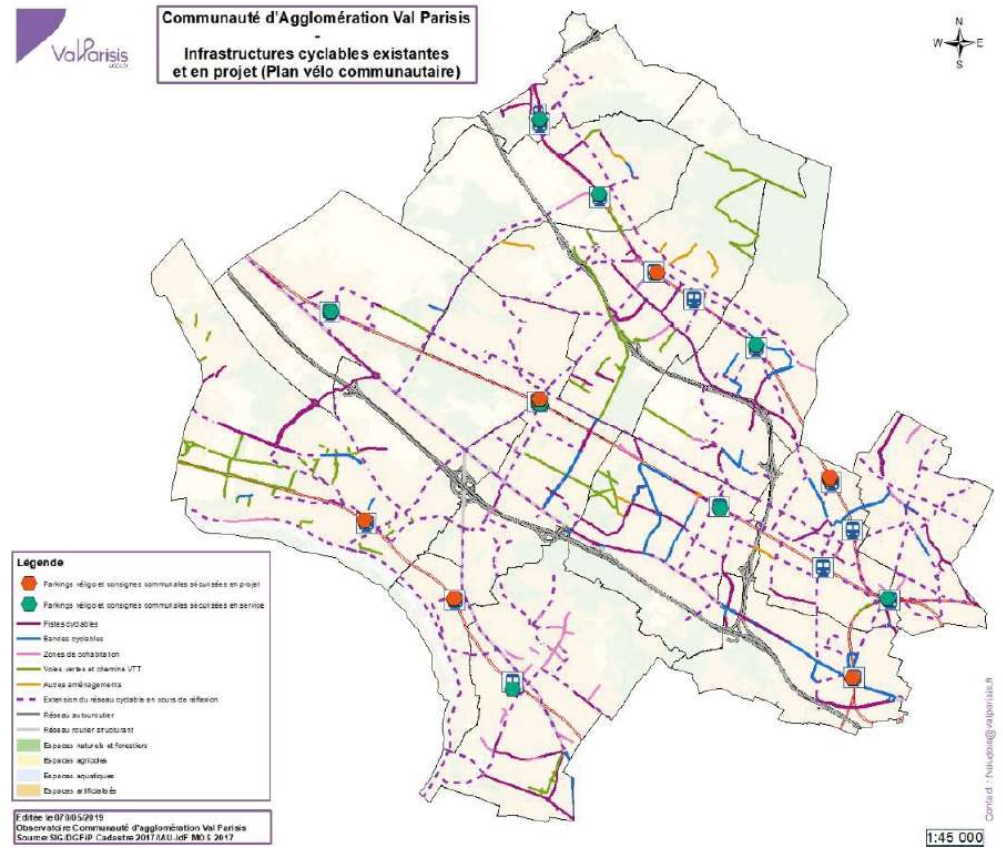


Credit: Communauté d'Agglomération du Val Parisis

### Aménagements cyclables par typologie



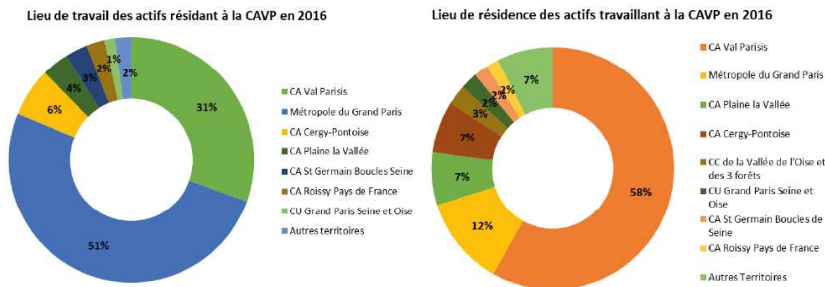
Credit: Communauté d'agglomération du Val Paris



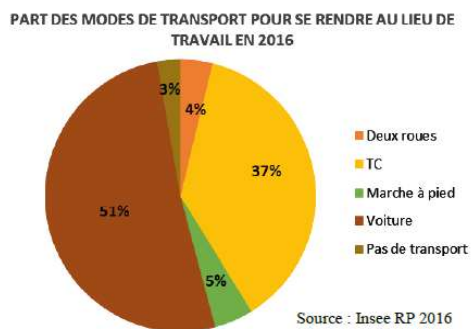
Credit: Communauté d'agglomération du Val Paris

The Val Paris currently has 116 km of cycling routes, of which 75 km are cycle paths and lanes and 26 km are greenways. The Community Cycling Plan provides for 120 km of additional routes, which corresponds to a doubling of the existing network, with all infrastructure combined.

The territory is also crossed by the V33 cycle route linking Paris to Le Havre and Honfleur that is part of the Seine à Vélo project. Some sections of this route have already been completed, while others have yet to be finalized. This is an important project for the development of the banks of the Seine, but also for the connection of the Val Paris territory to the RER A and La Défense.



Source : Insee RP 2016. Traitement Observatoire CAVP 2020

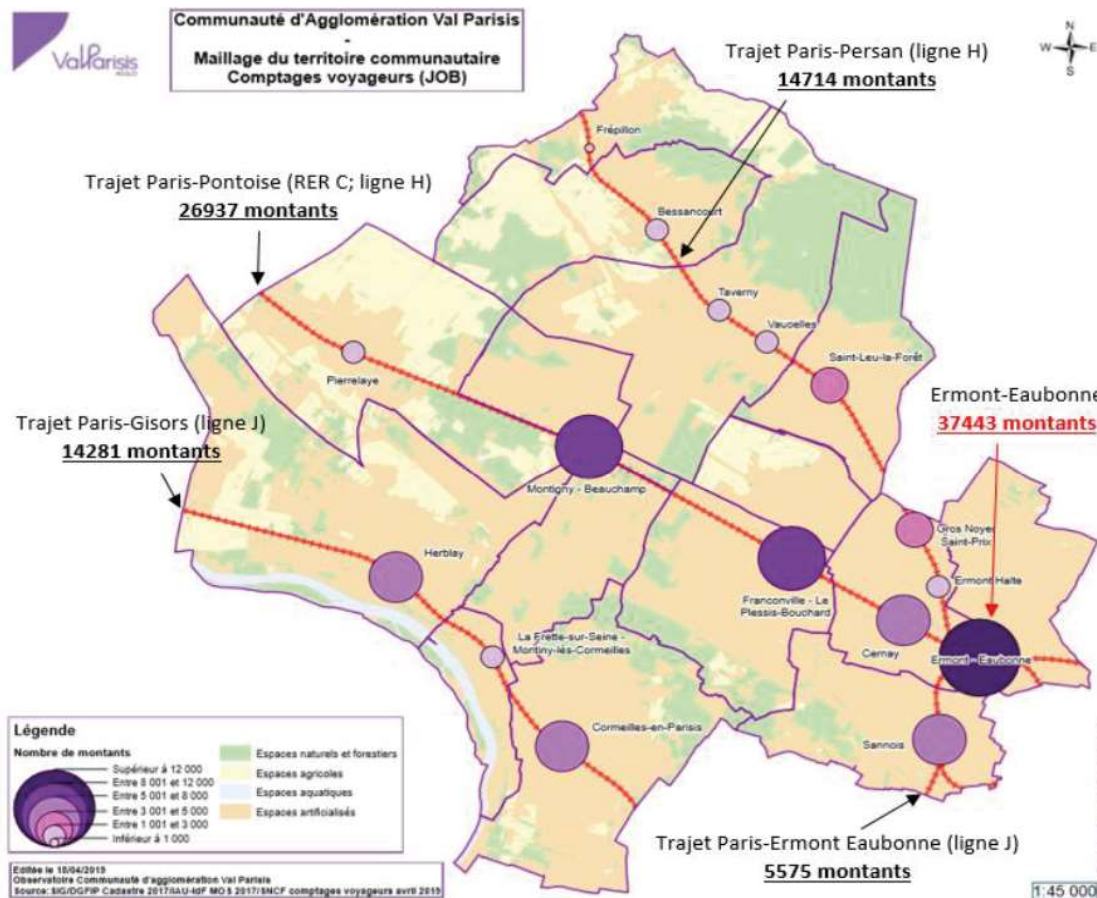


Source : Insee RP 2016

Credit: Communauté d'agglomération du Val Paris

*"In 2014, internal trips within the communal territory were made mainly by walking (47.9%) or by car (44.7%), with the use of public transport being marginal (4.4%). In contrast, more than half of the external trips were made by car and 28.1% by public transport.*

*However, with regard to travel by the working population, the share of those travelling by personal vehicles decreased from 55% in 2014 to 51% in 2016. Nevertheless, the share of public transport users remained stable (37%) over the same period. At the same time, the share of walking also fell, from 8% in 2014 to 5% in 2016"* (Source: The Val Paris Territory Project).



Credit: Communauté d'agglomération du Val Paris

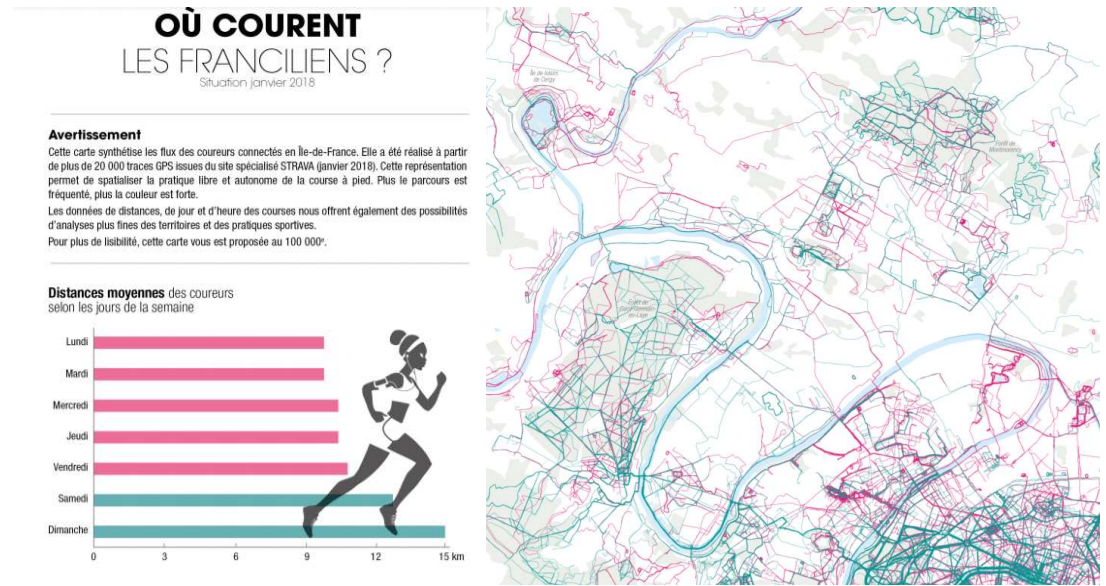
The Ermont-Eaubonne rail station (RER C, Transilien J and H lines) is the main gateway to the area, alongside Franconville-Le-Plessis-Bouchard and Montigny-Beauchamp, which are served by RER C and H Line.

The high number of travellers shows a significant daily mobility by Val Paris' inhabitants, which can be partly explained by the fact that only 31% of the inhabitants work within the territory.

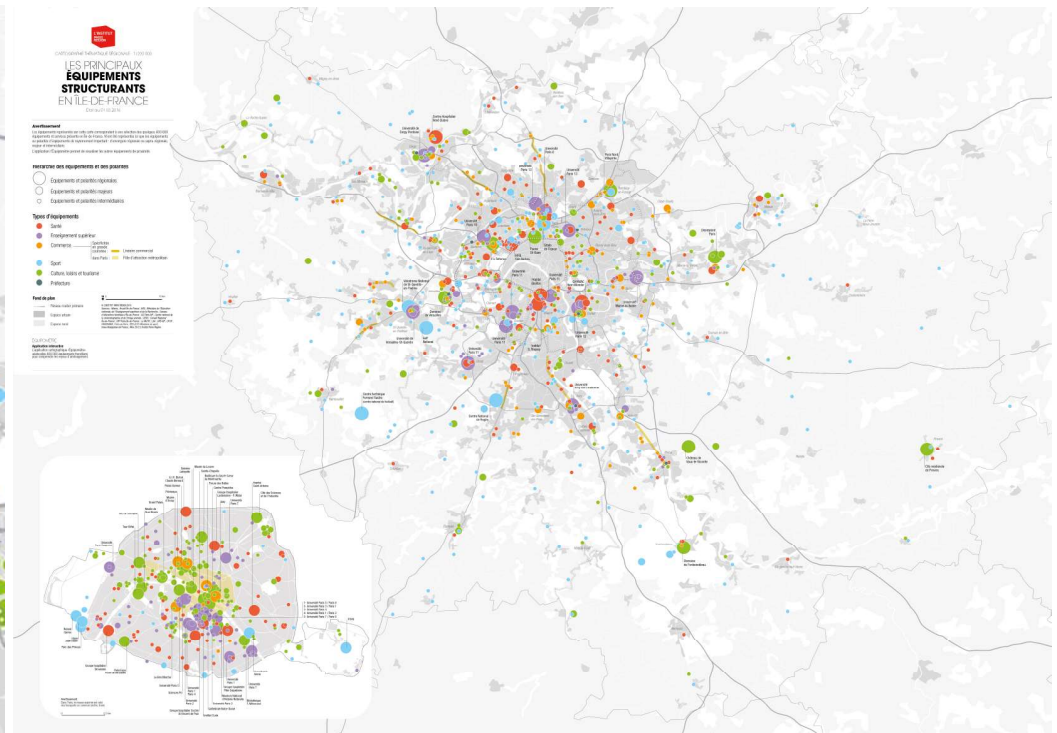
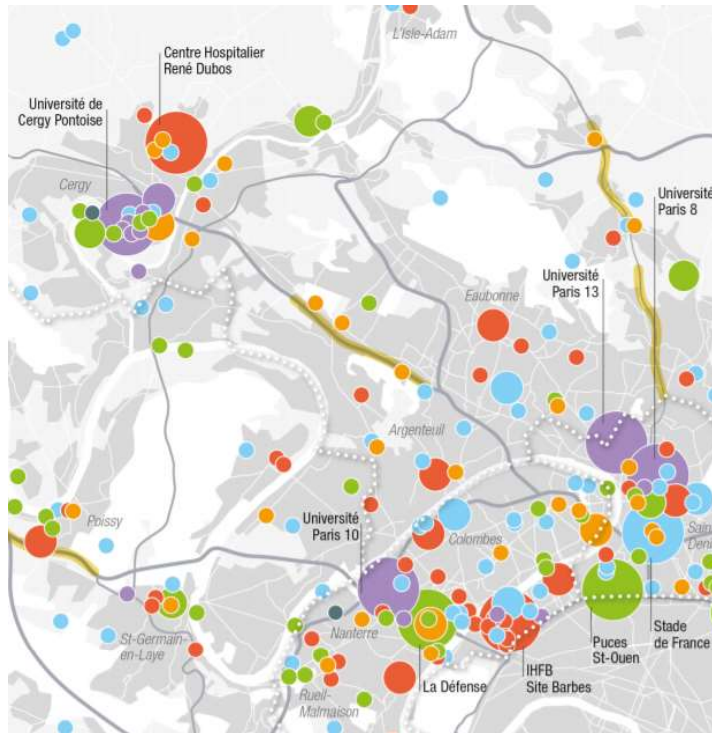
The Val Parisis has no higher education institutions. In 2016, more than half of the territory's students went to university centres in the Greater Paris Metropolis, and 20% to Cergy-Pontoise.

In 2017, there were 9 libraries in the area, including a mobile library. An Olympic-sized swimming pool is to be built in Taverny. The planting of the Grand Paris Forest should enable the development of equestrian activities. The area is indeed marked by the practice of outdoor sports.

Credit: Institut Paris Région



Credit: Institut Paris Région



## Useful websites:

### **Géoportail**

<https://www.geoportail.gouv.fr/>

### **Institut Paris Région**

<https://www.institutparisregion.fr/>



