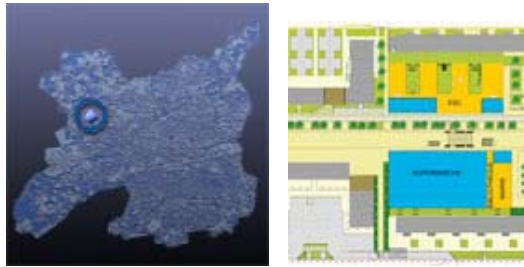


Urban renewal scheme "ZAC Kennedy" - Rennes



The Villejean area of Rennes is a 1970s housing development. A tightly knit residential area with 40% of social housing lies next to several major public amenities. The area is ringed by major roads and isolated from the rest of the city.

The "espace Kennedy" centre, at the heart of the neighbourhood (with 1,000 dwellings, a shopping centre and 1,000 parking spaces) was showing clear signs of "urban decline" by the end of the 90s: a fragile social fabric, increasing risk of marginalisation, public amenities that were either lacking or neglected, ageing buildings, non viable commercial outlets, social services and cultural amenities severely limited by lack of space, urban isolation ("concrete platform urbanisation").

The arrival of the Metro provided an opportunity to redevelop the neighbourhood around five themes: public spaces/private spaces, revitalising local commerce, developing public services, underground car parking facilities. This urban renewal operation of the City of Rennes involved a large number of partners (the National Agency for Urban Renewal (Government agency), the Brittany Regional Council, the Ille-et-Vilaine departement, etc.) for very specific initiatives: consultation with the inhabitants, joint employer status for specific building projects, public land purchase.

The "espace Kennedy" project has now been completed in a sustainable urban environment.



Main objectives:

The heart of the neighbourhood was to be completely restructured in a complex operation including:

- Development of public spaces (on the central platform): public and private spaces redesigned and redefined, squares and gardens refurbished...
- Privately owned buildings turned into residential properties,
- Commercial restructuring: supermarket extended, 20 shops demolished and rebuilt...
- Underground car park refurbished (1,000 spaces over an area of 2 hectares),
- New public amenities implemented (community forum, media library, Police station...),
- Metro station built.

Specificities: Consultation with the local inhabitants, redevelopment funded and conducted by several local and national government bodies, land ownership restructured, commercial operation implemented. Operation funded by the National Urban Renewal Agency, with no housing demolition.

Programme and location:

At the heart of the Villejean neighbourhood, over 5 hectares, including the Kennedy Shopping Centre (5,500 m²), 1,000 dwellings, 7 condominiums, streets and squares.

Public buildings and facilities

- Council building (neighbourhood town hall and offices, media library on 1,000 m²),
- Joint social facilities (on 3,500 m²),
- Other facilities on 1,000 m².

Creation / redevelopment of public areas:

- Streets, gardens, squares,
- Street redesign,
- Restructuring of residential areas,
- Rehabilitation of the underground car park.

Timeline:

1999: Development Area set up

2003: Construction and refurbishment starts

2007: Completion

Urban development architect and contractor: Atelier Ruelle

Technical surveys: Groupe IOSIS OTH

Other contractors: Agence Gillet, Agence Anthracite, Agence CRAS, City of Rennes