

Mixing and scheduling uses: When the human being is at the heart of the project

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“Vertical architecture densifies the city by limiting the artificialization of land. To be desirable, it must contribute to the **well-being** of the users and the neighborhood. To be sustainable it should provide **mixed-use, intensity and “chronotopy” (smart scheduling)**, contributing to optimize the **carbon footprint**. Odyssey is a place where people can meet most of their needs within a short distance”



Abstract

The site, located in Paris business district, La Défense, is the subject of a **major urban redevelopment**. At a moment where society is undergoing a complete revolution between pandemics and global warming, the evolution of today’s city by **rebuilding existing sites** is dependent on **approval by its inhabitants**.

The Odyssey project comprises three high-rise buildings with a floor area of over 141,000 m² built around a new public square. The new ground level square, open to all and animated by shops and activities at the foot of the building, is a place of renewed urbanity; **a social hub**.

The architectural dialogue created by the three buildings forms a unique, harmonious whole, reinforced by a strong mix of uses and a variety of shared amenities distributed between the towers. Users benefit from generous, **planted outdoor areas**, and a **public rooftop** with a “guinguette” to share the views.

Key Points

- A new district focal point, conveniently located near public transportation hub.
- An ambitious mixed-use program with complementary uses : offices, hotel, co-living, coworking, shops, wellness, cafes/ restaurants. It aims to create performance and quality 24/7/365 by combining and distributing uses strategically.
- A central public space designed at natural ground level, to ensure a smooth transition with the surrounding neighborhoods. This new square, open to all, animated by activities and pedestrian flow, constitute a social hub.
- Spaces that can be occupied by different programs at different times for a more intense use of space - carbon saving.
- The environmentally ambitious design includes efficient facades, intelligent rainwater management, and extensive vegetation.
- The project includes twice as much outdoor space as its footprint, promoting biophilia, and contributing to reduce urban heat islands.
- The choices of structure, heating/cooling and materials are made to reduce the carbon footprint.
- The workspaces provide the same comfort as home with natural light, wide views, operable windows, warm materials for a cosy atmosphere. Flexible floorplates enable combining spaces for concentration and spaces for collective work as well as community areas.

Complementary amenities are distributed into different floors and accessible to different users, including a public rooftop with remarkable views that transforms the place into a destination.

O/ A mixed-use tower designed by Cro&Co Architecture as a vertical city with three distinct strata expressing the superimposition of its different programs, and separated by shared amenities.

D/ A reversible tower designed by CroMe Studio to accommodate both co-living and co-working activities. With duplex entities conceived like superimposed lofts, it allows easy adaptation for future needs.

C/ Designed by Studio Gang in collaboration with CroMe Studio, the tallest tower anticipates the future of workspaces, creating places for social interaction, a pleasant and stimulating environment with accessible outdoor spaces on every level.

Conclusion

Unity in diversity is the leitmotif of this composition, which renews the perception of the dense city by reclaiming a human scale, renewing the concept of towers and introducing landscape into a high-rise complex, making this new site a true destination.

The fundamental values of the project:

- A preserved territory and a controlled carbon footprint
- Placing the human being at the heart of the project
- Re-connecting the human with its social and natural environment

Paris- La Défense, France : Odyssey project

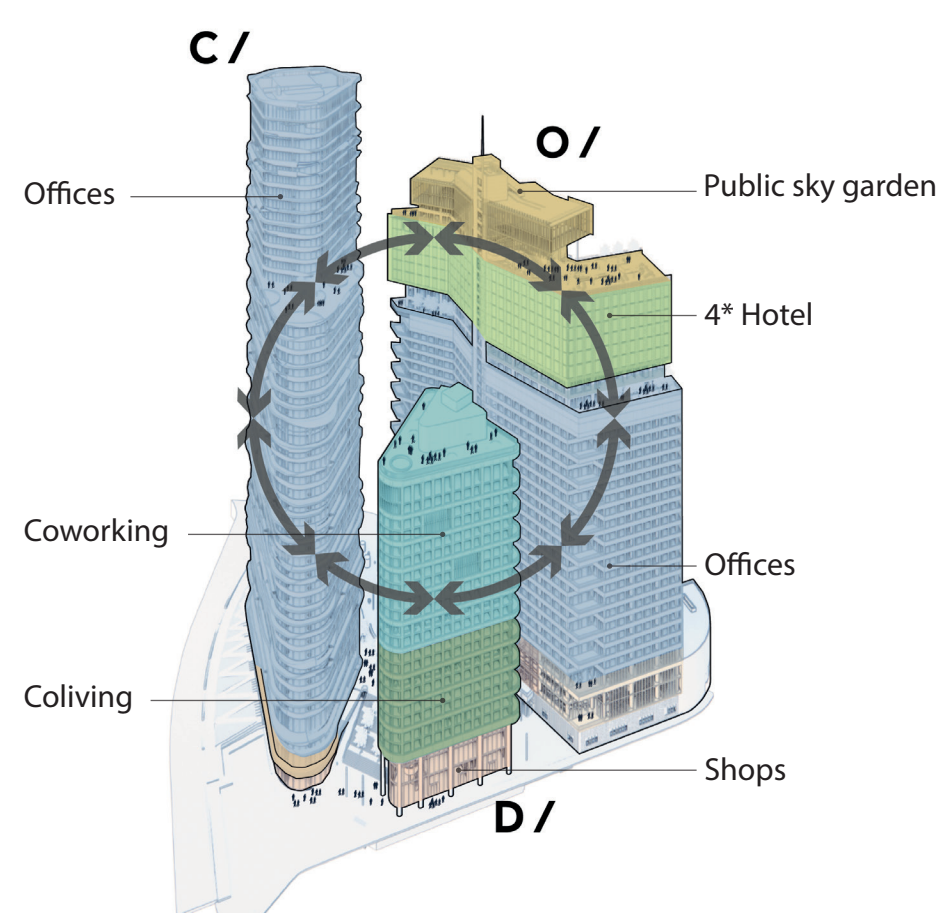


Figure 5: Mixed use and intensity of use

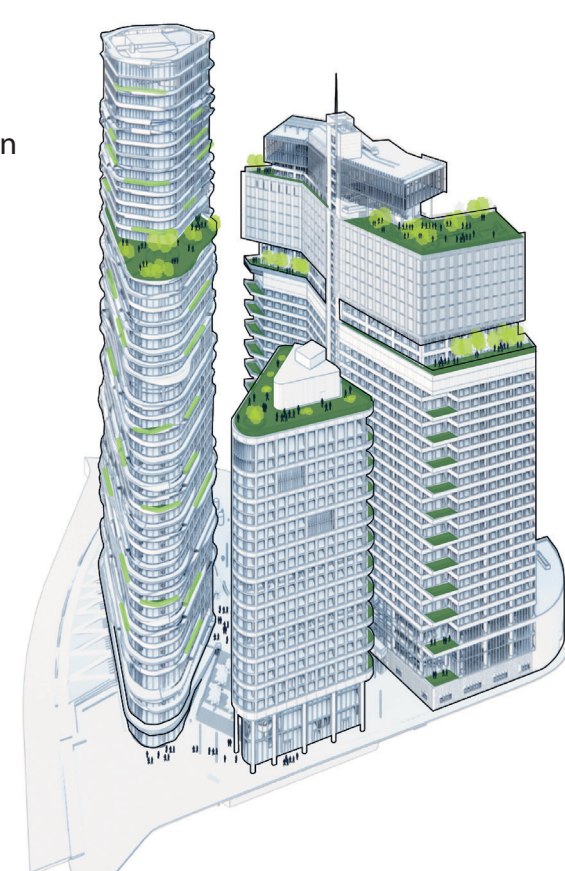


Figure 6: Outdoor spaces
Twice as much as the footprint

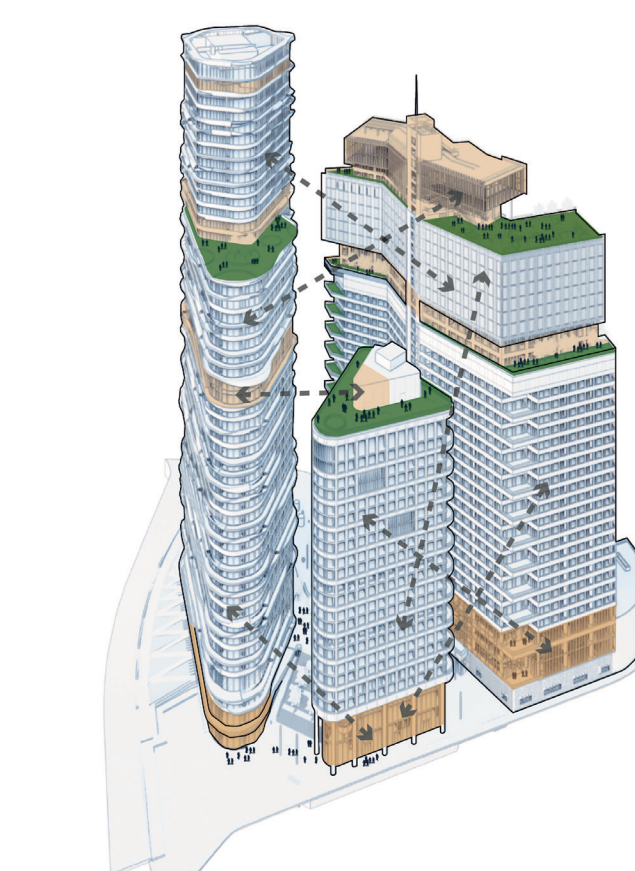


Figure 7: Shared amenities
distributed in the different floors

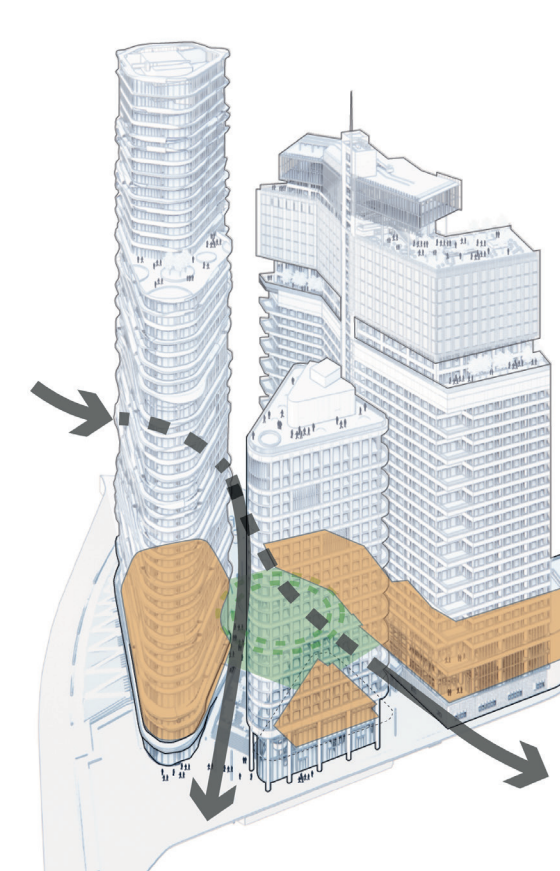


Figure 8: Services and shops
around the piazza