

## Tour Guillot et auditorium Bourdeix (ex-CIRC), Lyon 8e

*150, cours Albert Thomas*

During the middle of the 20th century in major French cities, the typology of office buildings evolved dramatically. This tertiary architecture is characteristic of the economic boom following the Second World War. The International Agency for Research on Cancer (IARC) tower is part of this architectural movement and is a building representative of its time.

Built in 1972, it is one of the first high-rise towers in Lyon. The project was developed by two architects from Lyon, Pierre Bourdeix and Paul Guillot, whose works have left an impression within the city of Lyon. It is a landmark construction that demonstrates its ability to fit into the international architectural style and to establish its position in world construction techniques. The creation of the IARC is also an important step in the history of

medical research, particularly for the commitment of Member States in the fight against cancer. It is the first tower in Lyon with a lightweight prefabricated façade. The IARC tower is easily identifiable as the only high point in the district; it rises like a beacon visible from several vantage points within the city.

The world cancer research organisation will leave the 8th arrondissement to join the Biodistrict district in Gerland in the 7th arrondissement in 2023, freeing the site of its occupants, which is an opportunity to give the building a new lease of life, to accommodate new uses that are appropriate for this site. Bidding teams are invited to find a new purpose for the site and propose an iconic project for the low-carbon and resilient city that we aspire for Lyon and for the world.



### **Plot Area:**

The city's land base covers 8,723 m<sup>2</sup> in the 8th arrondissement, in a mixed urban planning zone (the PLUH's URm1 zone, more details below).

### **Expected Land Use:**

In order to give a new start to this entire site and because of its strategic position at the heart of three major urban centres, the City wishes to see ambitious and innovative reconversion projects emerge. Teams are invited to refer to the issues and expectations of the City described below.

### **Site Ownership:**

The City of Lyon is the owner of the premises, with complete ownership contingent on the completion of the site's terms of release,

including the payment of an exit indemnity to the occupant. The site is now inhabited by the IARC; but, due to a move of this institution, it will be free of any occupation and function by the beginning of 2023.

### **Type of Property transfer intended:**

The mode of transfer of real estate property rights is not defined. The lease, emphyteutic form or assignment are both possible. The goal is to run an operation with a single lessee who is responsible for a worldwide project.

### **Deadline for the submission of the Expression of Interest:**

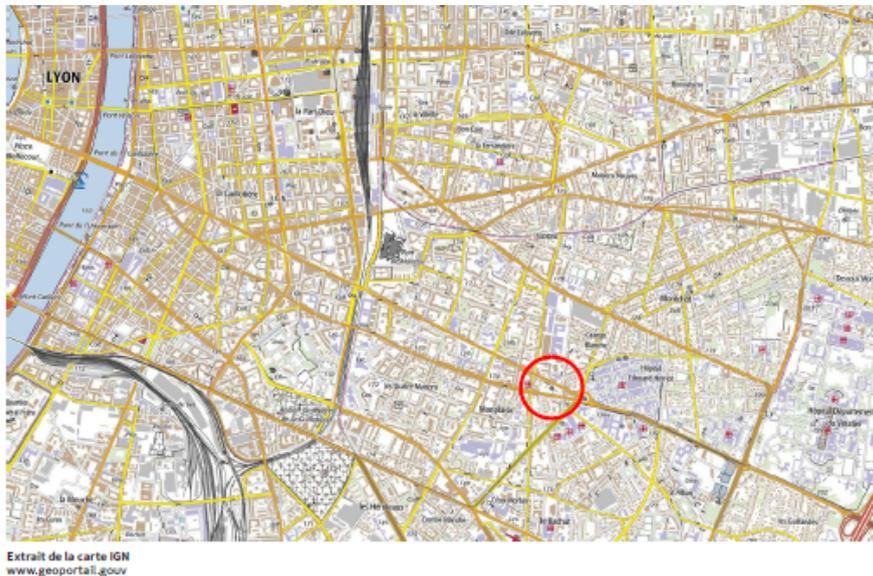
September 20, 2022 5:00 p.m. (local time - GMT+1).

## Presentation of the site

With 85,170 inhabitants registered in 2018, the 8th arrondissement is Lyon's second most populated arrondissement (after the 3rd arrondissement), covering 675 hectares and having grown by more than 10,000 people since 1999. It also has 32,000 employees and 5,960 economic institutions, comprising 1,520 stores and services, accounting for 8% of Lyon's total.

The 8th arrondissement has an efficient public transportation network, as well as multimodal exchange hubs connecting to the arrondissement's vital locations and the city centre of Lyon: Grange-Blanche and Mermoz-Pinel.

The CIRC site is located at 150 Cours Albert Thomas in the Grange Blanche district within the 8th arrondissement and the border of the 3rd arrondissement.



The site is located in a strategic location at the interface of three major urban polarities:

- the Pôle Santé Est, which includes the Édouard Herriot hospital, Lyon's main health facility, the internationally renowned Léon Bérard cancer research and care centre, and a group of health-related businesses (Natecia, Medicina, and so on);
- Monplaisir district's heritage, commercial and residential polarity.
- the student campus, which is close to the Lyon 1 University department of medicine, pharmacy, the SEPR training centre, the AFPIA public space planning training centre, the companion federation, and the Émile drawing school Kohl.

The establishment of the International Cancer Research Centre (IARC) reaffirms Lyon's health-care leadership and embarks in a new era by hosting an international programme that asserts itself through the use of a tower as a symbol of innovation and modernity.

Due to its symbolic value and accessibility, this property is expected to play a role in rebalancing Lyon's economic offer, which is currently centred on Part-Dieu and Gerland. The proposed future proposal for the site may, for example, be part of the dynamics of the Health East pole, an economic, hospital, and university pole that aspires to improve the city's connections to global health while simultaneously improving the neighbourhood's quality of life.

# Reinventing Cities

The Transvaal and Laënnec neighbourhoods are predominantly residential, inhabited by families, the elderly and students in a dense urban fabric and individual homes. The district is now undergoing changes, including the renovation of Avenue des Frères Lumière in the Monplaisir district by 2026, as well as many real estate development operations for homes and offices (Léon Bérard centre or ex. Sherrington operation by AnaHome). The Lumière Institute is also located in the neighbourhood, which holds the annual "Lumière" international film festival.

The site is well served by metro line D, trams T2 and T5 and buses C8, C13, C16, C26, and is located close to Avenue des Frères Lumière, one of Lyon's busiest commercial thoroughfares, led by the merchants' association.

The site will constitute an economic wasteland in a dense urban site. The tenement, which is made up of seven land plots (AE 73, 77, 80, 83, 86, 87.93) comprises five buildings built between 1972 and 1999, including a 68 m tower (14-storey high-rise) that is currently used by IARC for research laboratories and offices. Offices, laboratories, meeting rooms, and an auditorium are located in the other buildings.

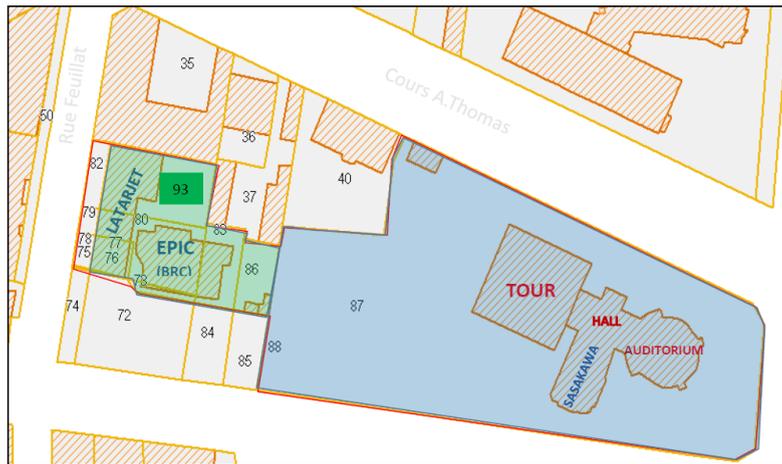
The first phase of the IARC project involved the completion of the tower and auditorium in 1972, which marked the beginning of the centre's operation in Lyon's territory. The other three structures were constructed subsequently.

Main characteristics of the five buildings (for more details, refer to the presentation sheets of the buildings in the *dataroom*):

- 68-metre-high tower with 14 stories on the ground floor and two levels of technical basements utilised primarily as laboratories and offices; The Tower is now classed as GHW1 (erroneous classification because it should be classified as GHW2: office building with low floor height > 50 metres) under the IGH classification (article R122-5 of the construction and housing code).
- Auditorium building, consisting of a ground level and an upper story, built above the basement and primarily utilised as an auditorium space;
- Meeting rooms, conference rooms, and storage are housed in the Sasakawa building, which is placed on a basement and consists of a garden level and a ground floor.

These three buildings are connected by a reception hall. The hall, the auditorium and Sasakawa, located in the 8-metre isolation volume of the Tower to which they are connected, are subject to the constraints of the IGH regulations.

- EPIC building (or referred to as the Biological Resource Centre/BRC), consisting of one floor on the ground floor, for use as offices and laboratories;
- Latarjet building was erected on a basement and consists of a ground level and four stories, for office use.



The plot is currently heavily sealed. Tared surfaces, parking spaces and green spaces, without specific quality fill the parts located between the buildings. The project could contribute to valuing the spaces on the ground floor and in the basement more.

The CIRC tower and its auditorium form the hinge between the eastern end of a traditional urban fabric (rue Albert Thomas and rue des Frères Lumières: buildings aligned with the road) and the district developed around the Edouard Herriot hospital according to the principles by Tony Garnier. This architectural complex, emerging from a garden open to public spaces, creates a signal in the city, symbolising a programme of worldwide scope, UN territory within the city of Lyon, breaking the urban morphology of the nearby blocks. It offers a remarkable view of this district from both up close and far (the park adjacent to the Trarieux clinic, the Edouard Herriot Hospital's rooftops and terraces). The tower's distinctive architecture, framed by continuous reinforced concrete, conceals the entire height, perpendicular to the facade, which flares out to attach the volume to the ground, and light fills with a metal frame, shaping the identity of the tower. The entrance hall connects the tower's vertical volume to the auditorium, a ground-floor structure whose roundness contrasts with the tower's, forming a strikingly organised whole. It is part of the 1960-1970 corpus of world architecture towers.

At the end of 2022, 50 years after its creation, the historic institution of the IARC will depart this constructed complex, of obvious heritage interest, challenging its future and the means of its reconversion in a constantly changing environmental, urban, climatic, and energy context.

Teams are invited to refer to the appendix "Architect of Buildings in France - Description of the challenges of rehabilitation and conversion of the site" for more details on the historical context of the tower and its challenges.

## Expectations for this site

The City of Lyon has played an important role in the establishment of the IARC in France by providing premises and plots for the centre's structures. This exceptional site is currently awaiting an ambitious redevelopment that is mindful of its history and unique design.

The City invites teams to draw up proposals consistent with the ambitions of the mandate plan and in particular:

- aim for carbon neutrality while enhancing the remarkable urban and architectural heritage of buildings;
- develop a variety of functions that are useful to the people of Lyon: these could be economic activities, possibly linked to the nearby health centre, crafts (subject to compatibility with other uses), housing, health and/or social accommodation, and services for residents, particularly the district's large student population.
- open the site to the neighbourhood by making it accessible to all and possibly establishing public or private services; the creation of "urban commons" will be particularly interesting on this site, especially given the presence of the amphitheatre, which could round out the offer for hosting events for health professionals, district training centres, and cultural associations, as well as residents of the 8th arrondissement;
- take into mind the project's urban integration in the surrounding neighbourhood, particularly in terms of architectural and landscape characteristics;
- revegetate the site and consider potential access to green spaces.

The city of Lyon will also pay close attention to the applications it chooses for its corporate social responsibility strategy.

The City does not intend to use credit to fund the project.; it must therefore be entirely self-financed.

## Specific planning rules and regulations

Within the PLU-H of Lyon Metropolis, the CIRC building is currently classed in zones URm1 and UCe3a. The City and the Metropolis are committed to a rule evolution based on the outcome of the negotiations, in a project town planning logic.

For more information, the current town planning rules and the current modifications for the PLU-H are listed [here](#) and below:



The heights graphics are :

- 25 m on Cours Albert Thomas and 19 m on the rest of the plot;

- 16 m on Avenue des Frères Lumière and 10 m at the heart of the block.

Changes to amendment no. 3: enforceable from the end of 2022.

1/ For parking, the site is classified in zone B:

- social housing: from 0.5 to 0.4 places/housing;
- other housing: from 0.9 to 0.6 spaces/housing with 1 space/135 m<sup>2</sup> of floor area;
- social or other accommodation: 0 now;
- offices: 0 now with a maximum of 1 space/135 m<sup>2</sup> floor area;
- shops , hotels : 0.

In the event that a housing program is proposed, a derogation from the Town Planning Code may be requested for the parking of cars, given the proximity of a public transport station.

2/ For bicycle parking:

- 3 m<sup>2</sup> for 60 m<sup>2</sup> of floor space with a minimum of 3 m<sup>2</sup> per dwelling;
- 1.5 m<sup>2</sup> minimum for 100 m<sup>2</sup> of office floor space.

3/ For socially mixed sectors:

	< 1 000 m <sup>2</sup>	Entre 1 000 et 4 999 m <sup>2</sup>	> 5 000 m <sup>2</sup>
Arrondissements 8 et 9	-	30 % PLUS / PLAI / PLS dont min 30% PLAI max 30% PLS	30 % PLUS / PLAI + 10% PLS / PLI / BRS

4/ For the open ground coefficient:

- it goes from 10 to 15% in the UCe zones ;
- it goes from 20 to 25% in the URm1 zone.

Teams must also take into account the following specific aspects and constraints:

- The CIRC's activities are subject to the regulations for installations classified for the protection of the environment (ICPE). As part of its departure, the CIRC sent the DREAL (administration exercising the power of policing the ICPEs) a memorandum of cessation of activity including: a historical study, a study of environmental vulnerability, as well as a soil diagnosis.
- The recommendations issued in this memorandum apply for identical future use at the IARC (cf. appended documents).
- Any new use will be subject to the completion of a soil study attesting to the compatibility of the project with regard to the state of the soil under article L.556-1 of the Environmental Code. The planned activities will have to take into account the regulations regarding ICPEs.
- The site is located within the protected perimeter of a historical monument:
  - By decrees dated December 13, 1967, January 31, 1989, and November 20, 2006, the Edouard Herriot Hospital was designated as a historical monument.
  - By order of March 13, 2019, the War Memorial to the glory of the military health service was classified as a historical monument.

- By order of May 20, 1986, the Villa Lumière was designated as a historic monument.
- The land parcel AE 87 is burdened with an easement (abandonment of prospect, overhang, view and no building permit) of 12 X 18.40 m.
- There is no parking within the five buildings or underground. The parking lots are on the surface of the site.

## City climate priorities and environmental issues

As part of the Horizon Europe programme, which aims to support the ecological transition, the city of Lyon is applying to join the network of 100 climate-neutral European cities. The objective is to invent a sober, peaceful, green and supportive city.

At the beginning of 2022, the City of Lyon initiated a climate neutrality objective for 2030.

Since the beginning of the mandate, the City of Lyon has also engaged in a reinforced dialogue with the construction industry to improve the urban, architectural, environmental and landscape quality of projects, with the signing of a Charter so that each building participates in the ecological transition.

For this site, the City of Lyon invites project developers to develop proposals that combine the preservation of urban, landscape and architectural spatial qualities, innovation and the challenges of adapting to climate change, the energy transition and saving resources. Consequently, several essential issues must be integrated into the project with a high level of requirement:

- The site's heritage character in light of its history and significance in the urban landscape: If partial demolitions are to be considered, it is intended that the tower would be given a thorough rehabilitation that will enhance its inherent architectural merits.
- Controlling urban density to maintain compatibility with the urban environment and high-quality occupation, whether for housing, services, or other purposes: In line with the reorientation of major urban initiatives in Lyon, building heights should not propose any new high-rise structures (IGH) (Part-Dieu, Confluence). If an addition to the tower is planned, it could eventually reach the same height as the existing tower.
- A consultation with the local residents, as well as the area's economic and scientific stakeholders, should be prepared;
- The ecological performance of buildings, particularly on thermal aspects and on material requirements, favouring bio-sourced and reused materials;
- De-silting and greening of the site to promote biodiversity and life while also reducing heat islands;
- The creation of activities that are consistent with a peaceful neighbourhood where the role of the car is to be extremely limited. There should be no activity that encourages the use of automobiles, and access to the site should favour public transportation and active means of transportation.

An experimental or innovative approach would be welcome.

In summary, as part of a climate-neutral project logic, the programming of the premises must be consistent with the aims of ecological transition and carbon reduction.

## Provisional calendar

- Deadline for submitting Expressions of Interest: September 20, 2022
- Finalists announcement date: November 2022
- Deadline for submission of final proposals: April 2023
- Date of the announcement of the winning project: June 2023

## Language requirements

All documents of the expression of interest must be in French or translated in French. Only the French version will be evaluated.

## Site visit

A site visit will only be possible once the premises have been vacated by the occupier. A virtual visit of the site will however be available in the dataroom.