

IJ637

>>>>>> B.A.S.E.

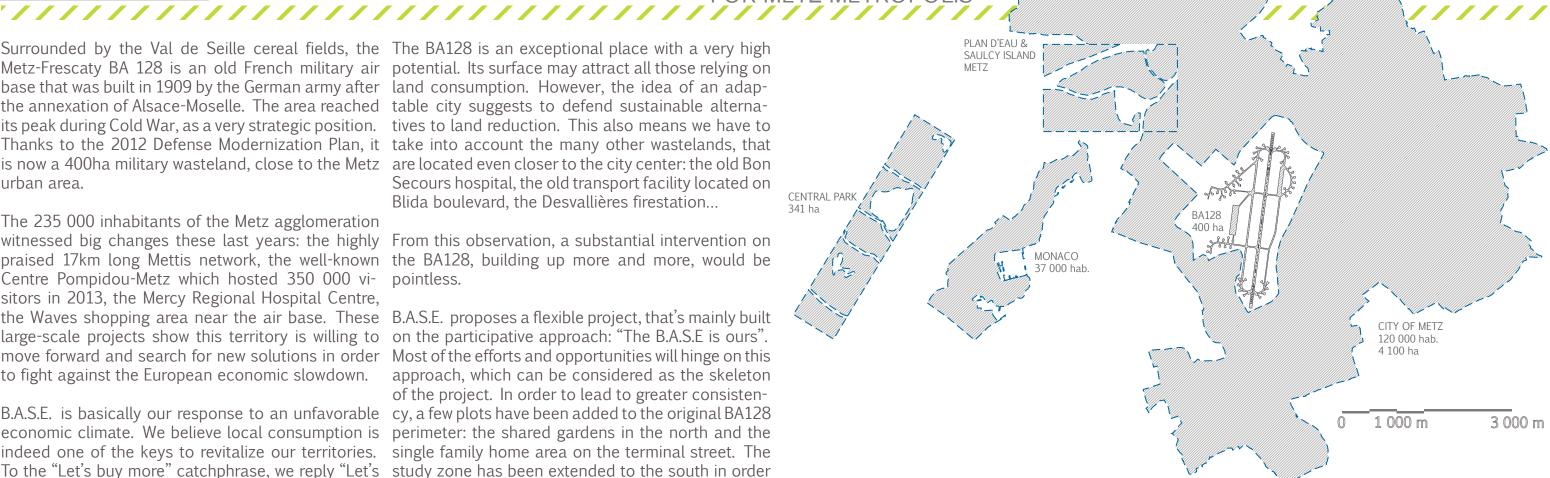
base that was built in 1909 by the German army after land consumption. However, the idea of an adapthe annexation of Alsace-Moselle. The area reached table city suggests to defend sustainable alternaits peak during Cold War, as a very strategic position. tives to land reduction. This also means we have to Thanks to the 2012 Defense Modernization Plan, it take into account the many other wastelands, that urban area.

The 235 000 inhabitants of the Metz agglomeration witnessed big changes these last years: the highly From this observation, a substantial intervention on praised 17km long Mettis network, the well-known the BA128, building up more and more, would be Centre Pompidou-Metz which hosted 350 000 vi-pointless. sitors in 2013, the Mercy Regional Hospital Centre, the Waves shopping area near the air base. These B.A.S.E. proposes a flexible project, that's mainly built large-scale projects show this territory is willing to on the participative approach: "The B.A.S.E is ours". move forward and search for new solutions in order Most of the efforts and opportunities will hinge on this to fight against the European economic slowdown. approach, which can be considered as the skeleton

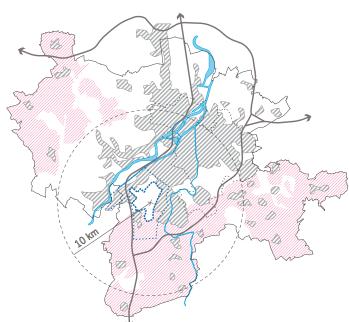
B.A.S.E. is basically our response to an unfavorable cy, a few plots have been added to the original BA128 economic climate. We believe local consumption is perimeter: the shared gardens in the north and the indeed one of the keys to revitalize our territories. single family home area on the terminal street. The To the "Let's buy more" catchphrase, we reply "Let's study zone has been extended to the south in order build better". In response to urban sprawl, suburto improve the farming land coherence. banization and land take, we suggest "equilibrium", "short distribution channels", and "re-use".

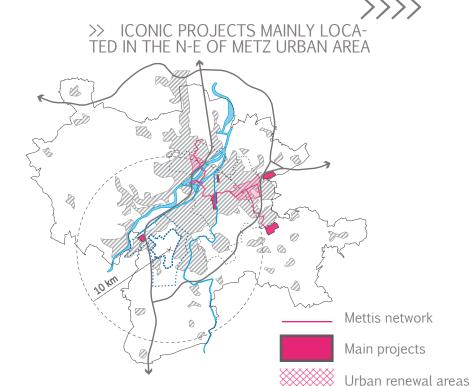
Surrounded by the Val de Seille cereal fields, the The BA128 is an exceptional place with a very high Metz-Frescaty BA 128 is an old French military air potential. Its surface may attract all those relying on is now a 400ha military wasteland, close to the Metz are located even closer to the city center: the old Bon Secours hospital, the old transport facility located on Blida boulevard, the Desvallières firestation...

of the project. In order to lead to greater consisten-

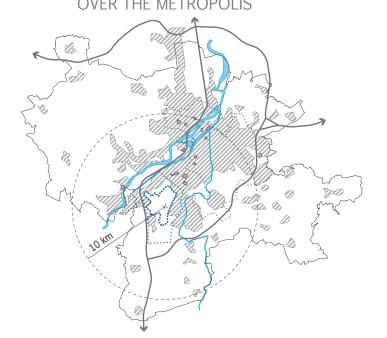


>> 2 MAIN FARMLAND AREAS





>>>> LARGE-SCALE PERSPECTIVE >>>>



>>>>> B.A.S.E.

"THE B.A.S.E. IS OURS" >>>> INSPIRING CREATIVITY

Unlike most of the urban renewal projects, the regeneration of the air base 128 involves no lifestyle disruption nor a change of daily practices. It shouldn't cause any negative feedbacks from the citizens either, since this area remains quite unknown and displays no specific environmental attributes. However, we consider that such a large property may be able to fit in the city only thanks to energy and imagination of its inhabitants. Indeed, this great new stretch implies a capacity for action that local authorities may not be able to ensure on their own.

Therefore, citizen participation is the core of our project. It will accompany its various operational phases and ensure stakeholders' dedication to its achievement. The main goal is to mobilize collective intelligence, user's experience as well as individual resources. By encouraging creativity among partners and inspiring audacity among the population, BASE may initiate a very new collective dynamic. We are convinced that our democratic future will not be declined on the first-person plural, but rather on the third-person plural. Thus, we believe that aspiration of peoples to determine themselves might arise from crisis-affected regions. Our project pleads for a renewal of governance models.

This methodology stands outs from traditional consultations, which are mostly organized in order to comply with the legislation, or to contain pressing public demand. However, it does not replace traditional political instruments: it completes them. We support indeed a realistic position, giving the opportunity to any city stakeholder (citizens, entrepreneurs, donors, investors, etc.) to step in according to his fields of expertise and experience. This complex and diversified program will stage every step of the project. Our action is divided as follows:

- High visibility events
- Hosting of visitors
- Participative workshops on diagnosis and co-construc-

 High visibility events
 The event-driven approach to consultation can be explai Special events (such as concerts, sporting events, ar On site, dedicated areas will inform visitors about the prolike a prerequisite for discovery and appropriation of this tions might progressively initiate popular networks. On involved with the participative events and workshops.

ned by both geographic isolation and former confidential tistic performances, exhibitions, or activities related to ject and the participative approach. Information panels status. An inaugural year will give good reasons to Metz the "air" topic) will punctuate this first year and prove to people to get in this area place in a festive atmosphere everyone the infinite number of possibilities such a huge will provide reception room where the public can find out throughout the various seasons. These gatherings seem land can offer. These gatherings will also be a chance to communicate about the approach and how everyone can territory. Thus, people may be able to gauge the potential take part to the remodelling of the territory. A dedicated unusual space. A set of panels will display to cyclists and given by such a large perimeter. Meetings and interacteam of organisers will created debates and exercises that popularise project issues. Thanks to the media exposure, a long term perspective, these people will more likely be the Metz metropolis will be able to communicate about its real ambitions throughout the Lorraine region.

Singular buildings which could welcome events Iconic public \\\\` Wide grass-covered

POTENTIAL EVENT SPACES >>>>

will shed light on History. The restaurant and the outlets about farming initiatives and how to be part of it. Last, the cycle track will allow visitors to get to know better this walkers the various activities and how their projects could eventually be achieved.

Participative workshops diagnosis and co-construction Although the air base doesn't host any of its former staff,

we consider it would be unfortunate to not evaluate experience and memories among those who occupied this site a few years back. In order to better understand this area, asking former militaries about their own experience seems obvious. Thus, they would be invited to participate to specific workshops and share their perceptions with local authorities. In a sensitive rather than a technical approach, they can enlighten us about their old habits: how space configuration may have influenced their experience? How did they take over their own living space? What kind of relationship did they have with the neighbourhood? Is there any place they felt unsafe?

However the main ambition of our participative is based on operational features. Facing smaller budget, local authorities might consider co-construction initiatives more and more seriously when start a large-scale project. Through innovative crowdfunding procedures, our shared construction methodology allows every stakeholder (citizens, entrepreneurs, politicians, technicians, association representatives, etc.) to act according to its skills and own experience. Rather than training people on operational aspects and planning tools, our approach aims at developing simple tools. Thus, everyone can be part of the project, according to the means and skills one may be able to develop.

This quest for efficiency initially implies to identify the various resources and skills the whole city has to offer. Alongside the events that punctuate the inaugural year, a large-scale communication campaign will promote the tools. People will get to know the various possibilities, as well as the results coming from the first citizen involvement. Last, the support for agricultural projects form the most significant and ambitious part of the project. The following pages will present more details and content about this ambitious program.

>>>>>> B.A.S.E.

"GENIUS LOCI" >>>>> LIGHTING SINGULAR SPACES

The BA128 is not a homogenous territory. We can say its spirit is built up through a unique environment: a long track in the center, a terminal that's already part of civil society, the ZATAC (tactical alert area) that's covered with typical daisies. Beyond this surrounding, a "green lung" consists of a fitness path, the Saint-Privat fort that's invaded by vegetation, and the General's guarter that's nested into a hood.

Our goal is multiple: to take advantage of the remaining structures and to emphasize the base's symbol. Those values are promoted by the B.A.S.E. approach. The project aims at highlighting the various identities of the base on every scale. The re-use of the ZATAC daisies for pasture reflects for example the will to In order to liven up this part of the base, we identified 2 main recycle old symbols.

>> To the North, the Saint Privat fort fits naturally to its wooded biotope.

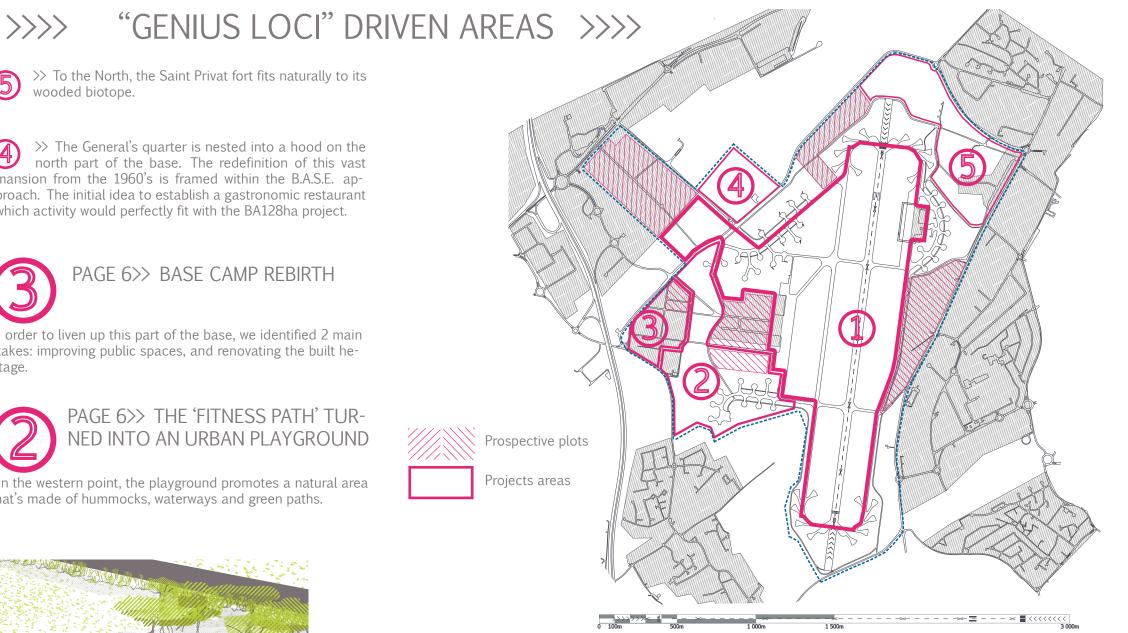
>> The General's quarter is nested into a hood on the north part of the base. The redefinition of this vast mansion from the 1960's is framed within the B.A.S.E. approach. The initial idea to establish a gastronomic restaurant which activity would perfectly fit with the BA128ha project.

PAGE 6>> BASE CAMP REBIRTH

stakes: improving public spaces, and renovating the built heritage.

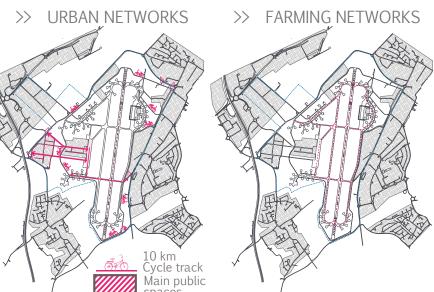
PAGE 6>> THE 'FITNESS PATH' TUR-NED INTO AN URBAN PLAYGROUND

On the western point, the playground promotes a natural area that's made of hummocks, waterways and green paths.



>> DAISY FIELDS TURNED INTO PASTURE





PAGE 4 & 5>> AT THE VERY HEART OF B.A.S.E : THE "BASE AGRICOLE 128ha"

The BA128ha project tends to take advantage of the extensive grounds in order to develop a diversified suburban agricultural plan. This initiative is part of a more global procedure, which purpose is to gather on a unique location each step of an environmentfriendly economy: production, transformation, sale, consumption and re-use.

>>>>>> B.A.S.E.

"BA128ha" >>>>> PROMOTING INNOVATIVE SUBURBAN AGRICULTURE

pragmatic.

on a "human scale".

The hangars and the warehouses may also be used collaborative workshop.

Like in any typical urban plan, an agricultural pro- after a short reconditioning. These iconic buildings ject implies to be at once flexible, open-minded and will host various activities, such as cattle keeping or haystack storage.

Our project aims at reaching an equilibrium in the On the western and eastern part of the tarmac, a agricultural process. With the use of various arable few other hangars will be redeployed. As they are in plots (vegetable growing, breeding, horticulture, fo- good condition (structure and network), the hangars restry, etc.), farmers may diversify their production may host various food processing equipment. The old jumbo jet hangar (on the east part of the tarmac) OF ROAD INFRASTRUCwill shelter pieces of agricultural machinery from the TURE

Its efficient networking facilitates machinery movement. The asphalt draws a 10 to 20ha plots mosaic, which are appropriate surfaces to mark out arable plots.

>> TAKING ADVANTAGE >> MULTIPLYING SOURCES OF ENERGY

Horticultural greenhouses will host photovoltaic installations. On a 8ha basis, these would provide energy for at least 600 houses.

>> MUTUALIZING EQUIPMENTS

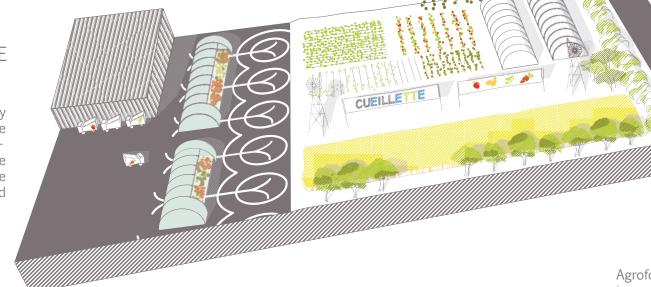
ment, such as cold rooms. For its part, the unwindowed control want to buy for themselves. tower can easily become a shelter for beehives. At the base of the tower, the technical room would be converted into a honey

>> GIVING A BOOST TO SELF PICKING

Food processing workshops will be located in the hangars. In a different way, customers will be allowed at some very spenearby the BA128. Their proximity will help mutualizing equip- cific occasions to come and pick up fruits and vegetables they

>> LIVENING UP THE **TARMAC**

The tarmac could regularly host a market. Thus, the farmers will sell freshly harvested products, while the customers may discover the fields from where their food is coming.



>> SETTING UP A BOCAGE LANDSCAPE

In order to preserve biodiversity from treatments on crops and cattle, the plots are separated with hedges. This will also protect fields from strong winds coming from the Southwest.

Agroforestry, which involves the combination of trees and crops, is a very old way of growing. It has decreased substantially along the past decades, due to intensive farming. Today, it benefits from a renewed interest, and has indeed a lot of assets: plots are ecologically balanced, seeds are planted in a complementary manner to initiate regulated ecosystems. Earth is more fertile. Fragile crops are protected from the wind. These techniques have not been initiated on very large plots yet, but its use on such a highlighted ground might be able to spread the practices in the whole region.

>> DEVELOPING AGROFORESTRY

>>> A NEW COOPERATIVE

Farming lands will keep belonging to local authorities, while agriculture activity will grow from private initiative. Between those two dynamics, a new farming cooperative will interface with farmers. This program implies indeed that citizens (mainly young farmers) develop their own project. Experts from the cooperative will then assure project's relevancy and common interest purpose. This is an essential procedure towards next participative phase.

>> LIMITING IRRIGATION

This farming model restricts irrigation to vegetable growing and cultivation. The water will circulate with the help of windmills. These will be certainly profitable in such a windy area;

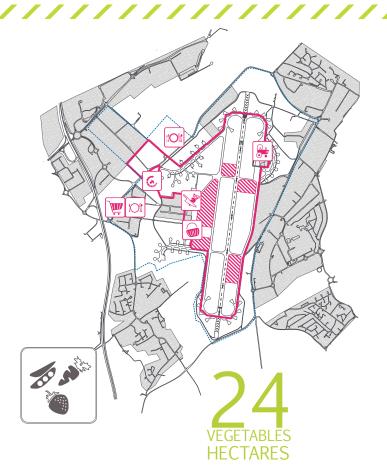


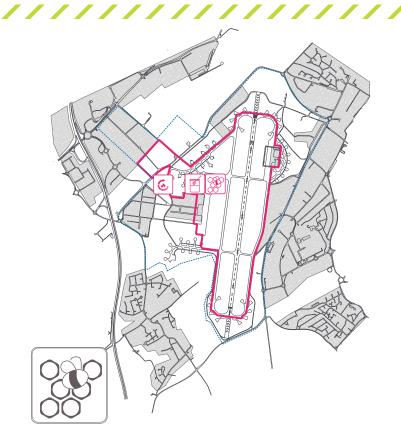
"BA128ha" >>>>> PROMOTING INNOVATIVE SUBURBAN AGRICULTURE

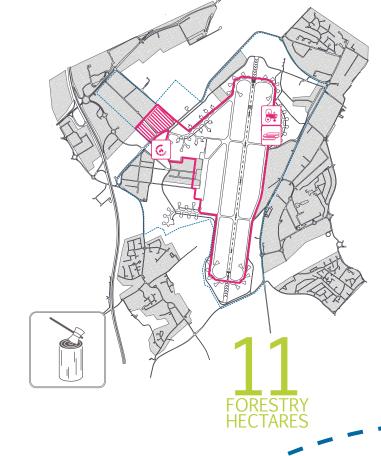
AGRICULTURAL HECTARES

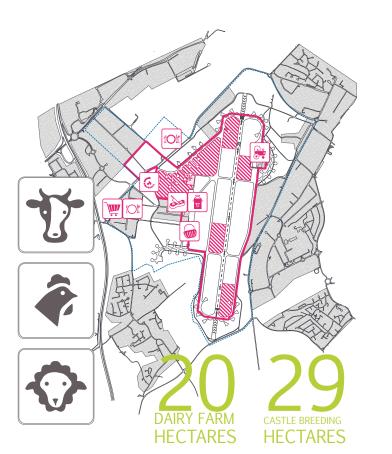
CREATED JOBS

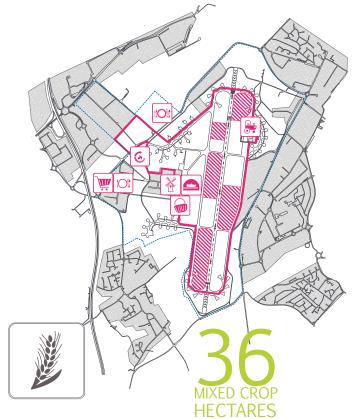
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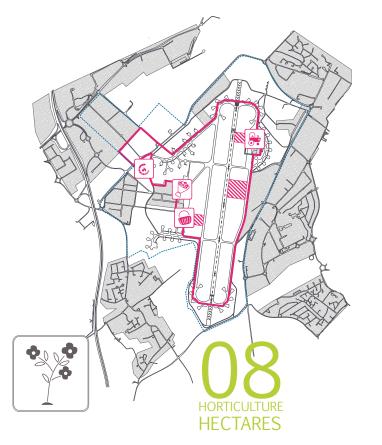














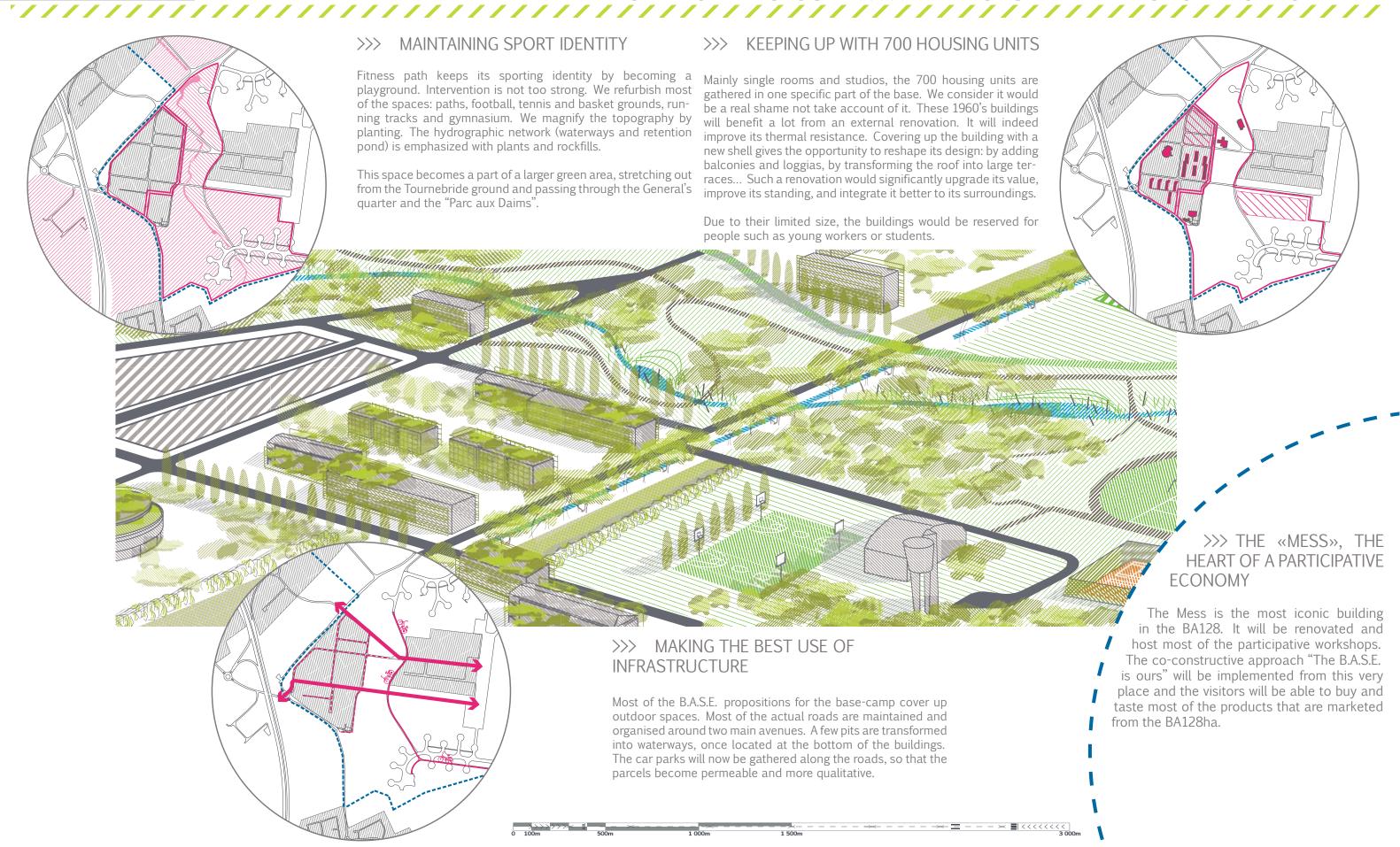
By creating a new cooperative, Metz also displays an innovative crowdfunding platform that will connect farmers to citizens. This website can be used by farmers as a digital tool to inform potential customers about predicted activities. In the very first months of business, one can choose to invest in any agricultural project from the BA128ha, according to the kind of return on investment that the farmer has specified. Once the activity is launched, inhabitants may periodically purchase a basket of fresh products, just like in any CSA (Community Supported Agriculture equivalent to AMAP in France).

>>>> DISTRIBUTION OF AGRICULTURAL PRODUCTION AND CIRCULAR ECONOMY >>>>



>>>>> B.A.S.E.

BASE-VIE & PLAYGROUND >>>> TAKING FULL ADVANTAGE OF EXISTING



>>>>> B.A.S.E.

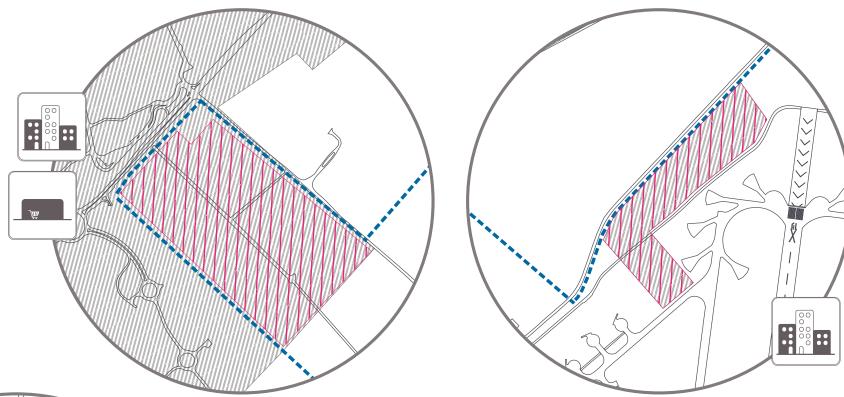
PROSPECTIVE PLOTS >>> A LONG TERM OPPORTUNITY

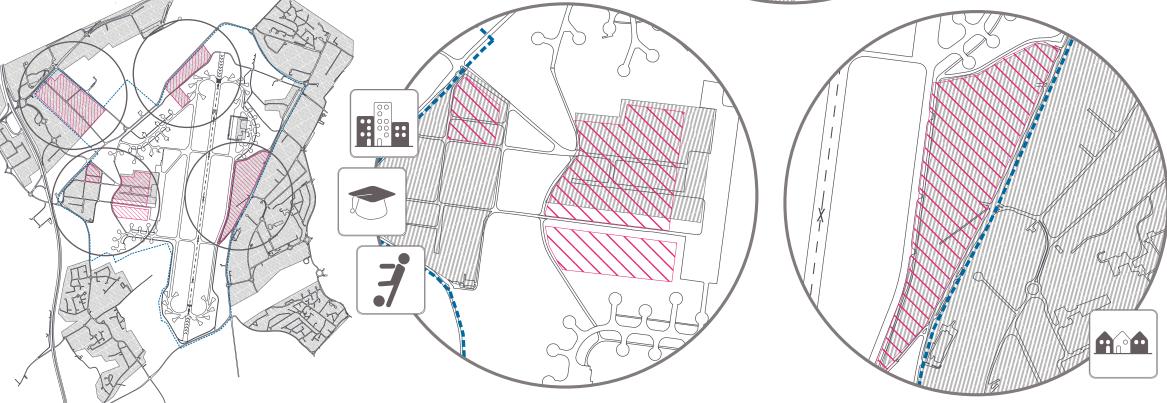
The "prospective plots" will give local authorities the opportunity to anticipate future requirements and initiatives. The BA128 is indeed an evolutionary and adaptable project that never ends. Although land pressure is not too high in the metropolis, it seems very important to be able to control price evolution in any situation.

This long term potential opens up many boundaries. These parcels may be reserved for future qualitative projects. The prospective plots may host several programs that are suggested by the B.A.S.E. approach.

At last, this idea crowns the B.A.S.E. project as a gateway for the future. It symbolizes alone the main principles of our approach:

BALANCE, AGILITY, SERENPIDITY, EXPERIMENTA-TION.





/ >>> MULTIPLE GROUNDS FOR EXPERI-✓ MENTAL CO-CONSTRUC-✓ TIVE PROJECTS

As we've observed through participative / agriculture, co-construction is not just a democratic procedure, but also a financial leverage. On a long term perspective, these plots may indeed be used as experimental grounds to develop innovative urban planning tools: Community Land Trust (home ownership programs managed by supportive land institutions), Business Improvement Districts (neighbourhoods demanding an additional tax to supports common interest investments), or crowd-funded urban projects.

1 500m