

APPLICATION FORM

• 2<sup>ND</sup> WAVE

Montpellier,  
where the future  
is invented

# folies

architecturales  
du 21<sup>e</sup> siècle

21st-century  
architectural follies



# MONTPELLIER, WHERE THE FUTURE IS INVENTED...

**Montpellier, a haven for contemporary architecture, is developing a series of exceptional, innovative architecture projects within its borders to project its cultural, European and Mediterranean identity across the world.**



The goal is to continue the first Architectural Follies project, which was universally applauded – the Arbre Blanc by Sou Fujimoto/Nicolas Laisné/Oxo and Folie Divine by Farshid Moussavi/Thomas Richez – and broaden it to encompass the challenges faced by today's society.

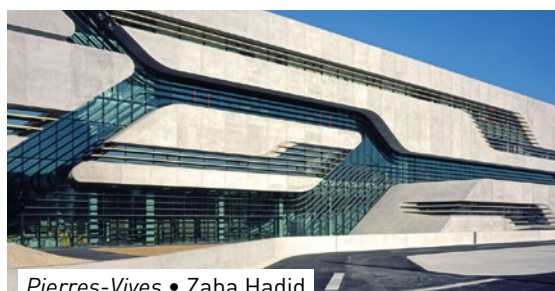
The project promoted by the city will involve 13 new Architectural Follies across the urban territory, connected by major public transport routes (tramway, bustram), on land controlled by the city council and its developers, mostly in designated joint development zones.

**The first wave was launched on 1 July 2022 at five sites. Eighteen teams have been pre-selected and are now competing, with bids due for submission by the end of January 2023. In accordance with the schedule, the second wave of the Architectural Follies consultation is now being launched.**

 Architectural excellence and originality

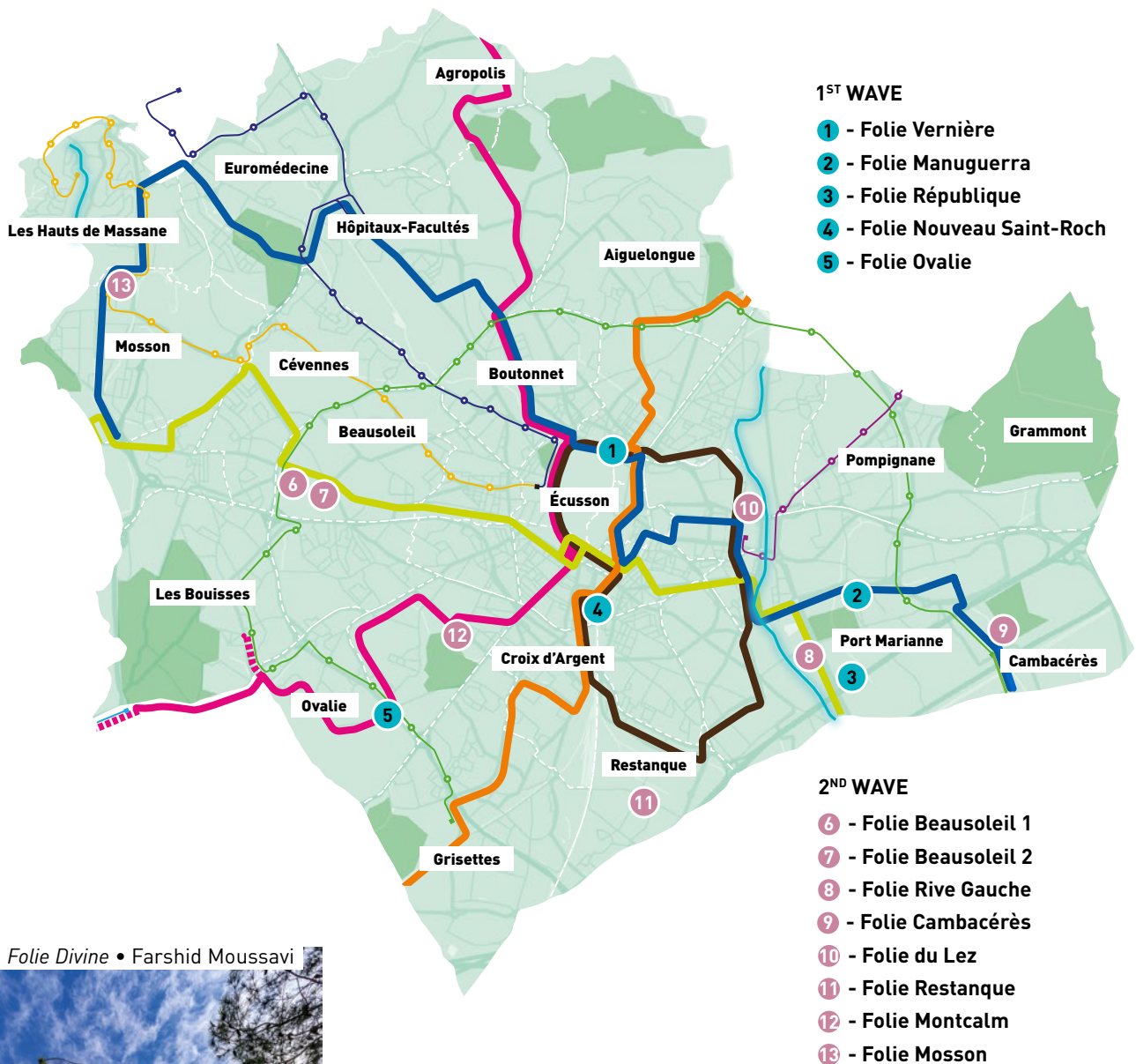
 Planning in line with a diverse, inclusive society

 Innovative building in terms of urban resilience





## Locations of the 13 new Architectural Follies in the city of Montpellier



Folie Divine • Farshid Moussavi



### Changes to the programme

The potential development of the Corum site will take place outside the context of the Follies. A new site (Rive Gauche) has been added to the list of 13 Architectural Follies.

### A diversified plan

A full range of socially diverse housing, active ground-floor premises, offices and tertiary activities, cultural and creative industries, services, student housing, hotel accommodation, co-working spaces... The new Architectural Follies will encompass all the economic, social and cultural diversity of Montpellier.



**Strong ambitions for the new Architectural Follies in line with the city's existing policies to make Montpellier shine even more brightly.**

## **Architectural excellence and originality**

Montpellier is a city with spectacular contemporary heritage on display, creating an architectural discovery trail in support of its bid for European Capital of Culture in 2028, with an artistic intervention expected within each Folly.



*Koh-I-Noor • Bernard Bühler*

# **Montpellier** capitale européenne de la **Culture** **2028**

## **Diverse, inclusive planning**

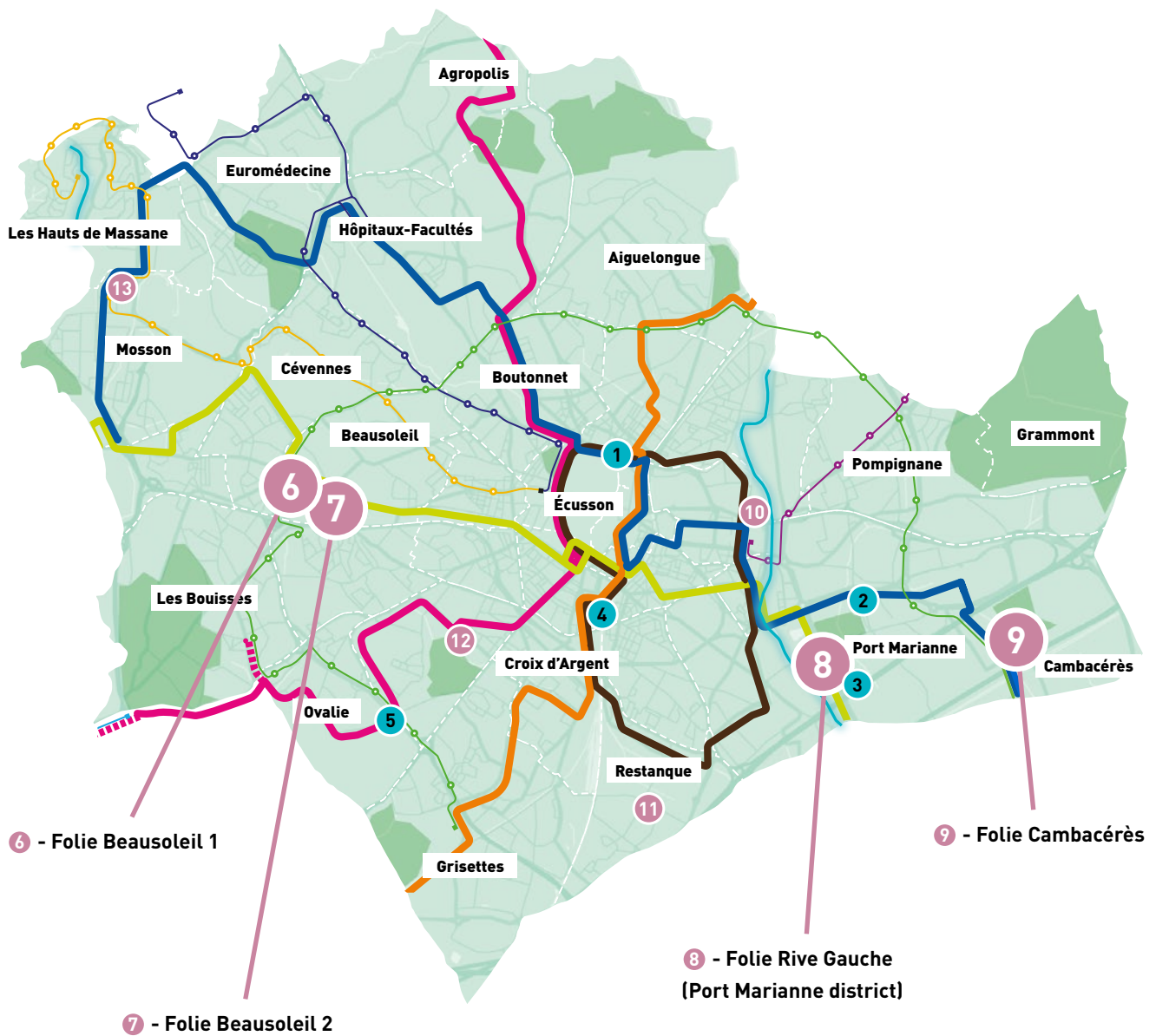
Creating the housing and living spaces of tomorrow, accessible to anyone, forging social bonds, helping to create a balanced, universal, community-spirited region, contributing to the transformation and global perception of urban space, encouraging appropriation and social cohesion.



## **Innovative, resilient architecture**

Planning the housing and construction of the future with an emphasis on high-quality building, comfortable housing, fighting climate change, the energy transition, incorporating nature and the landscape, preserving the existing environment, food security, health and well-being, a child's-eye view of the city and alternatives to car transport for a post-Covid city. These projects must be laboratories for the city of the future.

Following the global launch of the programme in July 2022, and then the first wave of five Architectural Follies, with the opening of the call for applications from groups of developers and architects for the first five sites, a new phase of the consultation is beginning at the end of 2022 with the initial launch of four new sites.





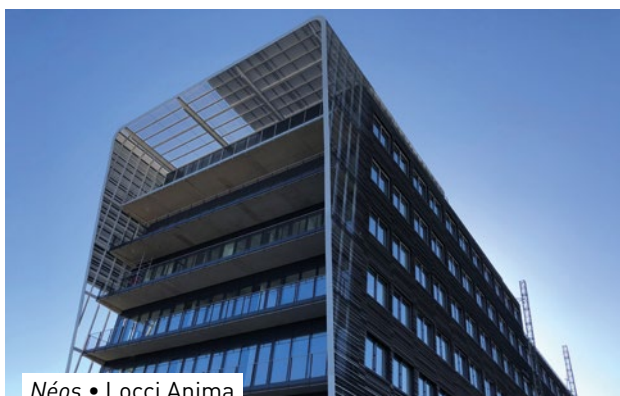


Higher-Roch • Brenac & Gonzalez

## Principles of the consultation process for these four new Architectural Follies in joint development zones.

For the **Beausoleil 1 and 2 Follies**, a two-stage call for proposals, with a preliminary phase to select **at least three groups who will be invited to submit bids**, competing against each other on the basis of the remarkable, exceptional architecture, qualities of innovation and inclusion and the levels of performance and resilience of the designs.

For the **Rive Gauche and Cambacérés Follies**, the specific characteristics of their planning and project ownership necessitate the launch of a **restricted consultation**. However, these two projects will still aim to respond to all the design criteria and requirements defined for the new Architectural Follies.



Néos • Locci Anima

## Ambitions

The aspects of creative architecture, innovation and performance are left relatively open, with **simplified specifications of each lot** released from many of the usual constraints to attract innovative proposals and challenge urban design professionals. We are looking for **initiative, creativity, inventiveness and originality** from the competing groups.

## Group composition

The consultation process is aimed at **groups including at least project managers (or developers) with architects, or architects with environmental design offices** (additional requirements may be specified for each Folly, such as landscape architects, ecologists, specialists in tertiary activities etc.).

## Plans and priorities

For each Folly, the corresponding specification indicates the main expectations in terms of the building's uses and purposes. In general, each Folly should incorporate an artistic intervention. For housing, developers must respect the target that at least 50% of homes should be for owner-occupiers.



Passage Clemenceau • Cusy Maraval

## Property taxes

A single property tax for each type of use (housing, offices, shops etc.) will be specified for each site so that the financial bid does not become a distinguishing factor between the different proposals.

## Allowance

Unsuccessful candidates will receive an amount of compensation defined for each site according to its size.

# Timetable of the consultation process for the Beausoleil 1 and 2 Follies



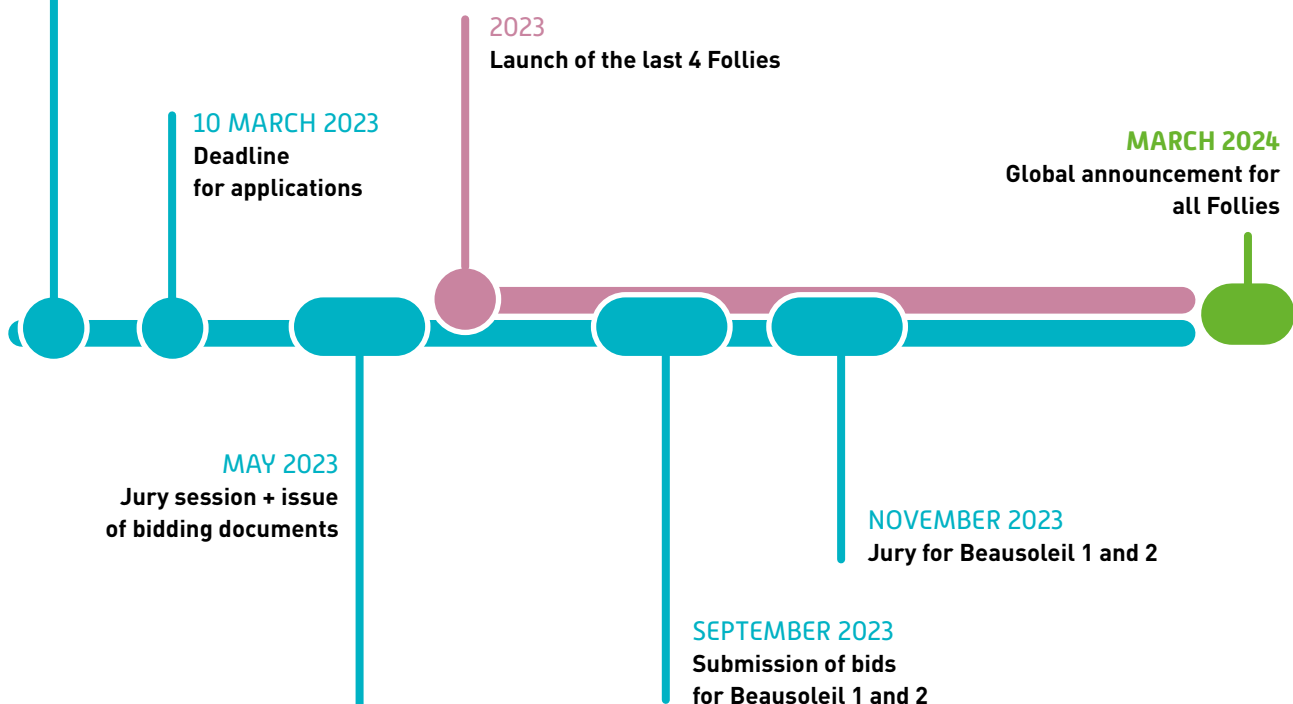
## DECEMBER 2022

### Local, national and international launch of the consultation process

Application deadline: **10 March 2023**

Containing: a presentation of the group, details of past projects for each member of the group, a statement of intent setting out the ambitions of the project (10 pages, no drawings, possible reference images) and how it will transform the site, respond to the programme and contribute to the debate about the city and public space. The statement should also include the mutual motivations that led to the group being formed, and financial guarantees that the project can be implemented. Particular attention must be paid to justifying the choices made under the themes of innovation and performance.

*See below for the terms on submitting applications*



## MAY 2023

Single jury to preselect at least three groups per site. The preselected groups will receive complete bidding documents for their site (including simplified specifications and technical details for each lot)





## Group commitments

- A **global programme of communication** and transcription into Montpellier's public policies will be undertaken to promote this programme of exceptional architectural design
- Groups must provide **several types of materials**, including a **dynamic 3D model**, giving a view of how the project is integrated into its environment.
- **Image rights** will be transferred to the city council and its developers for the purposes of this large-scale communication, including for projects that are not selected
- Transcriptions may take the form of quality labels, tourist trails, dedicated web apps, publications, exhibitions, events etc.
- The selected architects undertake to **take part in several public presentations**, including a conference at the Montpellier architecture school (ENSAM)
- The winning developers undertake to set up a **permanent public reception facility** at the site and organise **site visits**
- During construction, the projects will be **photographed live** to illustrate a book and produce a timelapse film
- To involve the local cultural sphere, open **artistic interventions** will be designed and organised for each Folly in coordination with the operational architects



# APPLICATION TERMS

## Composition of the application document:

- **A presentation of the group**, which will consist of at least a project manager (a developer or group of developers), an architect and an environmental design office
- **A presentation of past work by each member** of the group
- **A statement of intent** (10 pages, no drawings – possible reference images). A supporting statement from the developer, and from the architect for the site, relating to the programme, the group's ambition for the site and the thought processes already undertaken. The mutual motivations that led to the group being formed, and financial guarantees that the project can be implemented. Justification of choices made under the themes of innovation and performance.
- The **summary information form** completed and signed by the group members

Applications, which must relate to a single Folly, should be submitted to the corresponding email address below:

**Folie Beausoleil 1** ..... [folie-beausoleil1@serm-montpellier.fr](mailto:folie-beausoleil1@serm-montpellier.fr)

**Folie Beausoleil 2** ..... [folie-beausoleil2@serm-montpellier.fr](mailto:folie-beausoleil2@serm-montpellier.fr)

Each group or group member may apply for one or more Follies, but a group can only be selected for one Folly.

**By 5 pm on 10 March 2023**

# ARCHITECTURAL FOLLIES APPLICATION – SECOND WAVE

## Group consultation – Proposal summary form

### PROPOSAL SUMMARY

**Group name:**

#### Group

*Name and role of each member of the above group:*

- Developer:
- Architect:
- Environmental design office:
- Landscape architect:
- .....
- .....
- .....

#### Folly(ies) concerned

*Identify the folly or follies for which the group proposes to bid:*

- BEAUSOLEIL 1
- BEAUSOLEIL 2

#### Summary of the motivation for choosing this Folly

*Description of the candidate's motivation for working on this specific project and reason(s) for choosing the Folly, relating to its location, architectural possibilities, specific features of the project etc.*

#### What will qualify your project to be described as a "Folly"?

*Summary of planned building uses and innovations – open question allowing the candidate to address a variety of themes*

#### In what way is your team perfectly constituted for this project?

*Description of the candidate's motivation for working with the members of the group, why the teams were chosen etc.*

**Signature**

Date:

Signature and stamp:

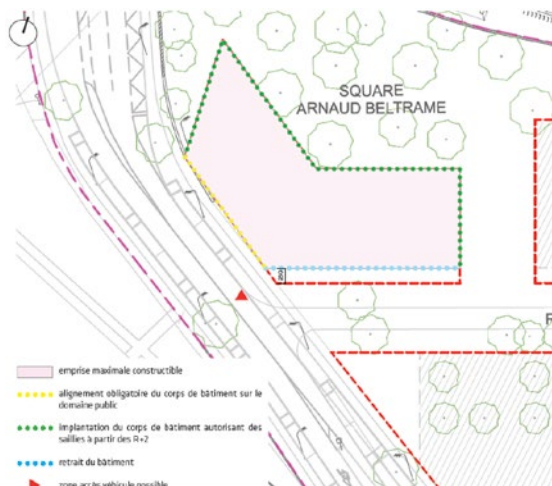
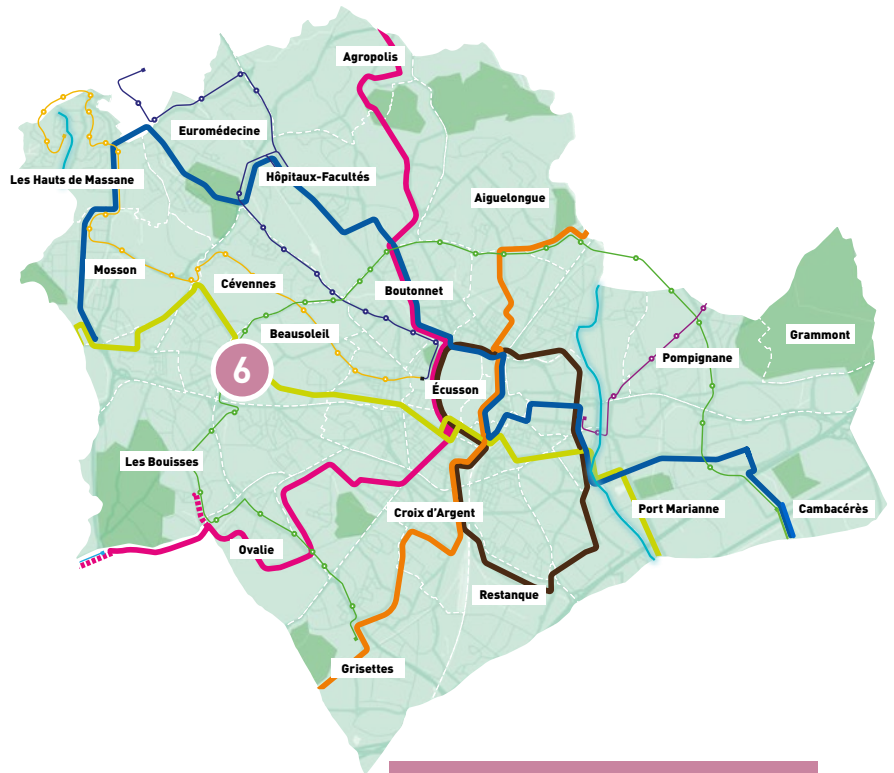


# Design schemes for each Folly

# FOLIE BEAUSOLEIL 1

## Lot 4 • ZAC Beausoleil

Located at the crossroads between Avenue de Lodève and Avenue Masséna, lot 4 of ZAC Beausoleil, intended for a mixed programme of housing and shops, will constitute a centrepiece for the development project of an urban hub linked to the future Arnaud Beltrame park and the Jules Guesde line 3 tram station. A strong symbol of the new district, with building heights varying up to eight floors and exposure to a historic avenue with strong landscaping and heritage value, it will mark the identity of the neighbourhood and contribute to its urban intensity and attractiveness.



### PARCELS AND LOCAL URBAN PLAN ZONING

KW172 – 2U1-13fw

### OWNER

SA3M

### SITE AREA

Approx. 900 m<sup>2</sup>

### PROVISIONAL PLAN

The project must include 2,900 m<sup>2</sup> of floor space for housing (unrestricted and affordable) and 400 m<sup>2</sup> of floor space for shops/ services on the ground floor.

### PROPERTY TAXES

Unrestricted housing: €680 exc. tax/m<sup>2</sup> of floor space  
 Affordable housing: €330 exc. tax/m<sup>2</sup> of floor space  
 Shops: €200 exc. tax/ m<sup>2</sup> of floor space

### MINIMUM SKILLS EXPECTED FROM THE TEAM

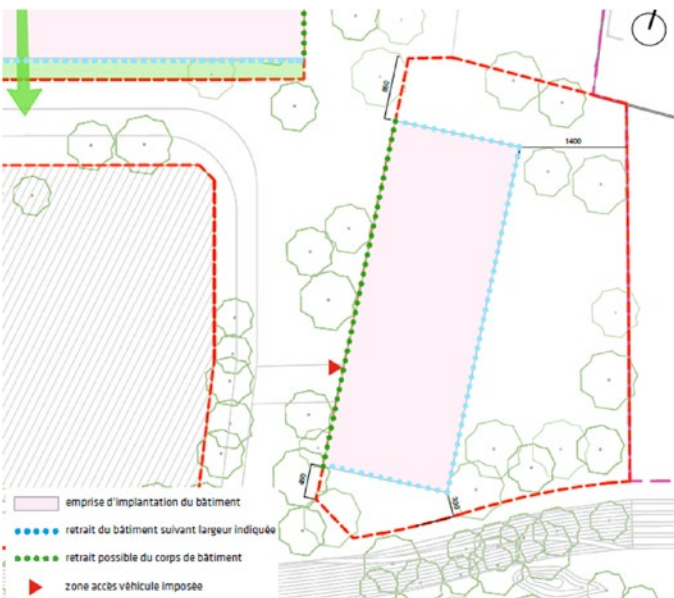
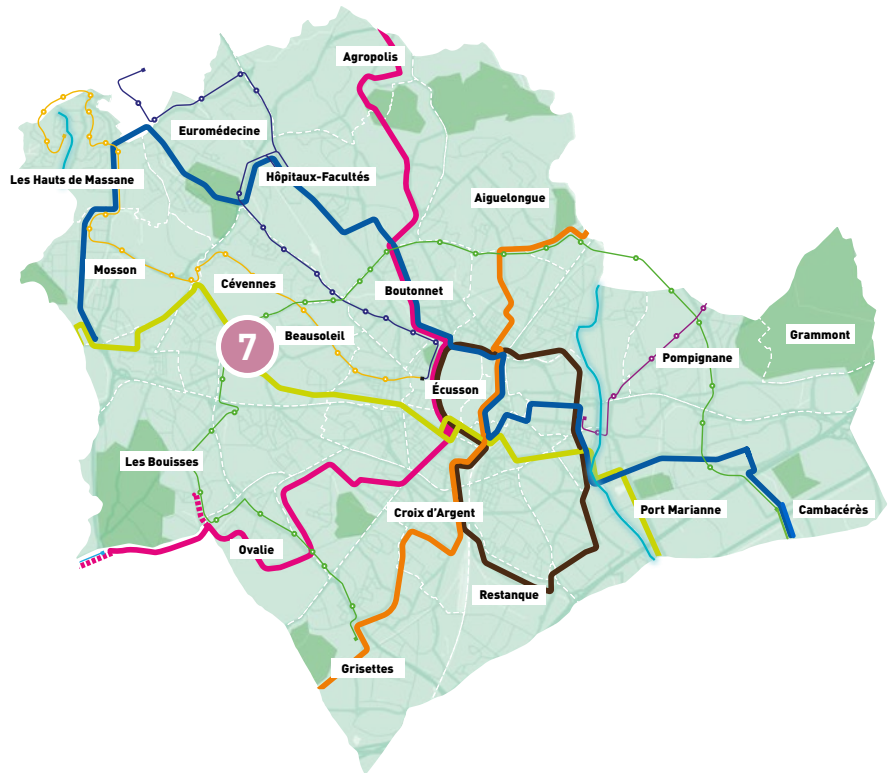
- Architect
- Landscape architect



# FOLIE BEAUSOLEIL 2

## Lot 6 • ZAC Beausoleil

Located at the heart of ZAC Beausoleil, lot 6 lines the green corridor that runs through the district, a peaceful, inward-looking space away from the bustling hub of the Arnaud Beltrame park and Avenue de Lodève. Covering 4,500 m<sup>2</sup>, this local urban park is a location for walks and relaxation for the residents and users of the site (clinic, care home, offices, secondary school). Its network of active travel paths provides physical access from the adjacent streets. Lot 6 is intended to receive a housing programme. Rising to nine or ten floors for a penthouse effect, it will constitute the highest point in ZAC Beausoleil.



### PARCELS AND LOCAL URBAN PLAN ZONING

KW172- 2U1-13fw

### OWNER

SA3M

### SITE AREA

Approx. 2,082 m<sup>2</sup>

### PROVISIONAL PLAN

The project must include 4,840 m<sup>2</sup> of floor space for housing (unrestricted and affordable)

### PROPERTY TAXES

Unrestricted housing: €680 exc. tax/m<sup>2</sup> of floor space  
Affordable housing: €330 exc. tax/m<sup>2</sup> of floor space

### MINIMUM SKILLS EXPECTED FROM THE TEAM

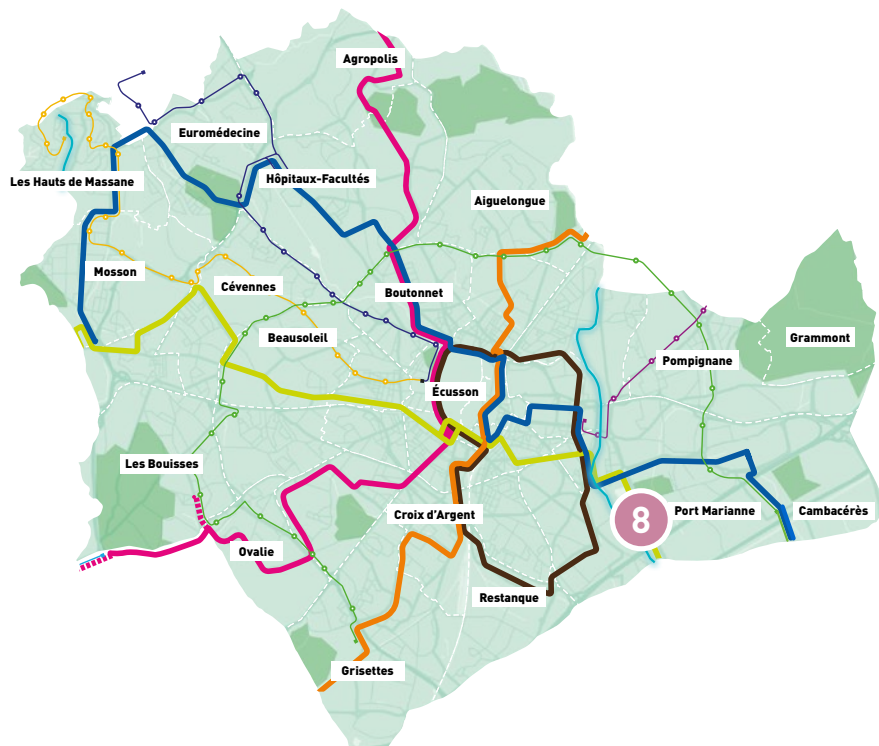
- Architecture
- Landscape architect

# FOLIE RIVE GAUCHE

## Port Marianne district

Running along Avenue R Dugrand within the ZAC Rive Gauche in the Port Marianne eco-district, lot 7A is part of macro-lot 7, which currently includes a school complex and a student housing block.

The Architectural Folly project will offer a mixed-use plan (housing, offices, shops) and set an example in terms of limited energy consumption and sustainable development. The goal is to achieve a positive-energy building suited to the Mediterranean climate, meeting the target of “zero energy bills” for residents and reinforcing the image of the neighbourhood as an architectural and environmental showcase, thanks also to its original design.



### PARCELS AND LOCAL URBAN PLAN ZONING

SC 231 B and SC 236, 13AU-1w

### OWNER

SERM

### SITE AREA

Approx. 1,254 m<sup>2</sup>

### PROVISIONAL PLAN

5,500 m<sup>2</sup> of floor space, including 3,400 m<sup>2</sup> of unrestricted rental housing, 1,400 m<sup>2</sup> of offices and 600 m<sup>2</sup> of retail, with a double-height ground floor and a maximum overall height limited to 50 m according to the NGF official levelling network. The project will benefit from a bioclimatic approach and an efficient design while taking neighbouring urban uses (school etc.) and surrounding buildings into account. The appearance of a solid slab wall should be avoided.

RESTRICTED CONSULTATION FROM A PRESELECTED LIST DUE TO THE SPECIFIC PLANNING FEATURES OF THE PROJECT

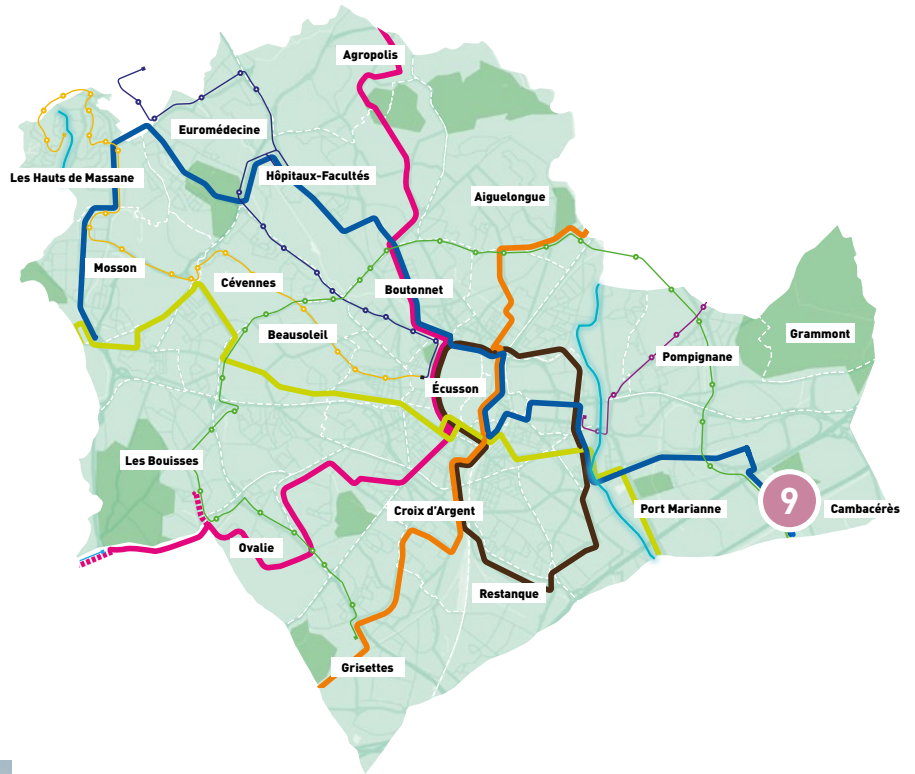


# FOLIE CAMBACÉRÈS

## Lots C1, C2, C3 • ZAC Cambacérés

This tertiary development is located at the centre of the future Cambacérés business district, home to Montpellier Sud de France station and soon a station on tram line 1. It will engage in a dialogue with the other projects on the Campus: the Ynov digital school, Halle de l'Innovation, Halle Nova with its gourmet space, Montpellier Business School, the Chamber of Commerce etc., but also the Mas de Brousse and the 30 hectares of the Mogère park.

As these lots benefit from a high level of visibility and accessibility in a new district focused on innovation and new technology, the expectation at this entrance to Montpellier is for a composition that spotlights the high quality of its contemporary architectural heritage.



### PARCELS AND LOCAL URBAN PLAN ZONING

S0103a, S030a, S0103b, SM47a, SM62a, SM66a, SM71a

### OWNER

SA3M

### SITE AREA

Approx. 7,500 m<sup>2</sup>

### PROVISIONAL PLAN

Tertiary development of 25,000 m<sup>2</sup> of floor space, flagship offices, business incubator, spaces shared across the district etc.

RESTRICTED CONSULTATION FROM A PRESELECTED LIST DUE TO THE SPECIFIC PLANNING FEATURES OF THE PROJECT



# folies

architecturales  
du 21<sup>e</sup> siècle

21st-century  
architectural follies

[www.montpellier.fr/folies2022](http://www.montpellier.fr/folies2022)

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 [villedemontpellier](https://www.instagram.com/villedemontpellier)

