

L1ve in our CANOP-2030 ambition:

an example of restructuring towards accelerated decarbonisation of our operating buildings



Project presentation :

Built in 1964, L1ve is a 33,500 m² building located at 75 avenue de la Grande Armée - Paris 16, the former headquarters of PSA. As part of a low-carbon trajectory contributing to collective carbon neutrality, this building is currently being restructured to significantly improve the building's carbon performance and is part of an ambitious circular economy approach.

Starting date of the project	2018
Project Localisation Places of implementation of the project at this stage and targeted geography if replicable.	75 avenue de la Grande Armée – Paris 16th
Project objectives Type of climate innovation of the project with a description of the problem/issue addressed	Reducing the building's carbon footprint during the development phase and then in the operating phase in order to make it part of the CANOP-2030 trajectory, Gecina's plan to accelerate the decarbonisation of buildings in operation by 2030.
Detailed project description	<p>Built in 1964, L1ve is currently being restructured as part of an ambitious and unique low-carbon and circular economy approach in the heart of Paris. Located on the Concorde, Place de l'Étoile, Grande Armée, La Défense axis, the 33,500 m² building stands out for its architecture and the quality of its spaces: the preservation of the monumental structure of the large gallery on the ground floor and its facade with its assertive graphics make this building unique in the capital.</p> <p>In 2022, L1ve will become the headquarters of a major consulting firm. In 2020, L1ve won the MIPIM Awards in the "Best Futura Project" category.</p> <p>The restructuring of L1ve implements a representative set of elements of Gecina's CSR policy, particularly in terms of low carbon and circular economy:</p> <ul style="list-style-type: none"> ▪ A project designed to consume 68 KWh of final energy/m² and emit 2.1 KgCO₂/m² once in operation, i.e. respectively 2.5 times less and 7 times less than a comparable building on the market according to the Observatoire de l'Immobilier Durable ; ▪ Emissions due to the renovation and the construction materials used are very well controlled: only around 768 KgCO₂/m² thanks to the preservation of the existing building and the selection of materials that have undergone an LCA. This is better than the average for comparable operations (1109 KgCO₂/m² according to the E+C- Observatory); ▪ 48% improvement in energy performance and 81% improvement in carbon performance after renovation; ▪ Implementation of renewable energy on the site: installation of solar panels on the roof, deployment of geothermal energy and connection to urban heating and cooling networks; ▪ Selection of materials according to their carbon impact and place of manufacture; ▪ Reuse of materials: 66% of the 1,500 m² of the gallery floor comes from the old façade; ▪ Resale and donations to associations when possible: 75% of materials sold to start-ups for the manufacture of design objects, 25% of material donations, i.e. the equivalent of 500m² of office space; ▪ In the end 80% of the audited materials were reused, i.e. 83 tons of waste avoided (equivalent to 394 tons of carbon emissions avoided during the renovation process); ▪ Rainwater harvesting and reuse; ▪ 8% of hours worked in favour of social inclusion; ▪ Contribution to biodiversity and well-being: creation of 2,800 m² of accessible green terraces, garden, and rooftops; ▪ Proximity to public transport; with metro line 1 and RER C at the foot of the building and the forthcoming extension of the RER E and T3B tramway. <p>This policy enables the highest environmental standards to be achieved on this project:</p> <ul style="list-style-type: none"> ▪ HQE Exceptional Sustainable Building, ▪ LEED Platinum, ▪ BBCA Renovation,

	<ul style="list-style-type: none"> ▪ WELL Gold, ▪ BiodiverCity@, ▪ WiredScore Platinum. 			
Main project's drivers for reducing the greenhouse gas emissions Enter the information in the appropriate boxes	Reduction levers		Details on the aspects of the project	
	<input checked="" type="checkbox"/> Energy and resource efficiency (including behaviour)		Circular economy actions implemented on the project	
	<input checked="" type="checkbox"/> Energy Decarbonisation		Photovoltaic panels installed on the roof; 70% of heating and cooling needs produced on site thanks to geothermal energy; Connection to the urban heating and cooling networks.	
	<input checked="" type="checkbox"/> Energy efficiency improvements		Operation aiming at a very low energy and carbon performance in operation	
	<input checked="" type="checkbox"/> Improving efficiency in non-energy resources		Circular economy actions implemented in the operation	
	<input type="checkbox"/> Emissions absorption: creation of carbon sinks, negative emissions (BECCS, CCU/S, ...)			
	<input type="checkbox"/> Financing low-carbon producers or disinvestment from carbon assets			
<input type="checkbox"/> Reduction of other greenhouse gases emission				
Emission scope(s) on which the project has a significant impact and quantification of GHG emission reductions per emission scope Indicate the aspects of the project that contribute to the reduction of emissions per category of emissions considered (left-hand column) and the quantification of associated emissions. Indicate the main hypotheses and calculation steps in the intended section (below the table) For further details, please refer to the methodology guidelines.			Aspects of the project contributing to the reduction of emissions by emission category	
			Quantification of associated GHG emissions by emission category Please follow the quantification methodology used in the Afep guidelines .	
	Reduction of the company's carbon dependency			
	Scope 1 <i>Direct emissions generated by the company's activity.</i>	Improvement of the carbon performance of the building after renovation	Emissions of 2.1 KgCO ₂ /m ² /year, i.e. 37.9 KgCO ₂ /m ² /year reduction compared to the building's performance before the works (64,655 tCO ₂ reduction over 50 years)	
	Scope 2 <i>Indirect emissions associated with the company's electricity and heat consumption.</i>			
	Scope 3 <i>Emissions induced (upstream or downstream) by the company's activities, products and/or services in its value chain.</i>	Low-carbon restructuring through the circular economy approach: a carbon performance of 768 KgCO ₂ /m ²	Emissions of 25700 tCO ₂ , i.e. a reduction of 11,600 tCO ₂ , compared to the average performance of a comparable building in France.	
	Increase of carbon sinks			
	Emissions Absorption <i>Carbon sinks creation, (BECCS, CCU/S, ...)</i>			
	GHG emissions avoided by the company at third parties			
	Avoided Emissions <i>Emissions avoided by the activities, products and/or services in charge of the project, or by the financing of emission reduction projects.</i>			
Clarification on the calculation or other remarks: The building has a surface area of 33,500 m ² . The carbon footprint of the operation is estimated over the life of the building at 2.1 KgCO ₂ /m ² /year (compared to 40 KgCO ₂ /m ² /year before the works). This represents a reduction of 1300 tCO ₂ /year. The carbon footprint of the renovation is 768 KgCO ₂ /m ² (compared to 1109 KgCO ₂ /m ² for a comparable average performance in France), i.e. a reduction of 11,600 tCO ₂ .				
Modality of verification of the quantification.	Calculation standard used (ADEME base, GHG protocol, etc.): Building Life Cycle Assessment and Dynamic Energy Simulation (DES) study			
	Verification of the calculation (internal or external): External verification (consultancy firm)			
Other environmental and social benefits of the project	This project contributes to the following SDGs: <ul style="list-style-type: none"> • SDG 7 Use of renewable energy: installation of geothermal energy and photovoltaic panels on the roof, and connection to urban heating and cooling networks • SDG 12 Sustainable consumption and production: the principles of the circular economy have been followed for the use of certain materials on the site, thus reducing the consumption of new raw materials while recycling certain components. 			

<p>If possible, list the impacts and Sustainable Development Objectives concerned</p>	<ul style="list-style-type: none"> SDG 13 Climate change measures: the rehabilitation of the building and the circular economy implemented on this project avoids further CO₂ emissions while recycling some materials.
<p>Project maturity level</p> <p>Tick the corresponding current maturity level</p>	<p><input type="checkbox"/> Prototype laboratory test (TRL 7)</p> <p><input type="checkbox"/> Real life testing (TRL 7-8)</p> <p><input type="checkbox"/> Pre-commercial prototype (TRL 9)</p> <p><input type="checkbox"/> Small-scale implementation</p> <p><input checked="" type="checkbox"/> Medium to large scale implementation</p>
<p>Capacity and conditions of the project reproducibility, with associated climate impact mitigation potential</p>	<p>Circular economy actions are deployed on 100% of Gecina's current developments. As a result, Gecina has reduced its carbon footprint of projects under development by 42% in five years, with an average performance of developments underway in 2021 of 771 KgCO₂/m².</p> <p>By the end of 2021, Gecina's office developments will target an average consumption of 63.5 kWh/m²/year once delivered and average emissions of 2.5 KgCO₂/m²/year.</p> <p>100% of Gecina's developments produce renewable energy on site.</p>
<p>Amount of investment made (in €)</p>	<p>confidential</p>
<p>Economic profitability of the project (ROI)</p>	<p><input checked="" type="checkbox"/> ST (0-3 years)</p> <p><input type="checkbox"/> MT (4-10 years)</p> <p><input type="checkbox"/> LT (> 10 years)</p>
<p>Engaged partnerships</p>	
<p>Open comments from the project owner</p>	
<p>More about the project</p>	
<p>Contact the company carrying the project</p> <p>Please specify an ad hoc e-mail address that will allow the reader to contact the project company directly</p>	<p>Mathilderamos-guerrero@gecina.fr</p>
<p>Project URL links</p>	<p>https://www.gecina.fr/fr/patrimoine-immobilier/projets-immobiliers/11ve?back=/fr/patrimoine-immobilier/projets-immobiliers</p> <p>https://www.youtube.com/watch?v=RDP84nJ3OV8</p>

Illustrations of the project

3 photos/videos minimum (in HD format to be attached)



