



SANDSPOT

SPORT, CULTURE AND ART CONCEPT

lifestyles



territory

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The concept

Creation of an indoor living space,
open to all, innovative, unique, responsible
and harmonious.

A hybrid and sustainable complex, based around
beach sports (leisure; school level; high level;
handisport; etc.) and combining restaurants, shops,
health and fitness facilities, training and research
areas and Working Café areas. Art and culture
will be the catalysts of SandSpot® Village (exhibitions,
festivals, conferences/debates, concerts, etc.).

The company SandSpot®, Sport and Art concept,
aims to improve the everyday life of the local
residents by offering an open, humanist model
for and through sport and culture.

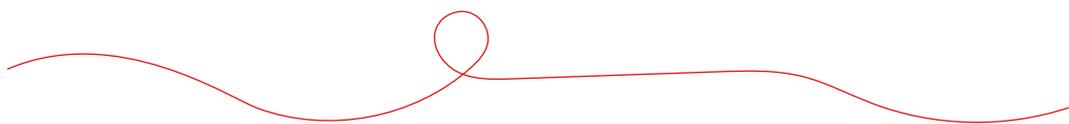


Why SandSpot® Village?

BORN FROM THE SYNTHESIS OF THE SPORTING EXPERIENCES AND CAREERS OF THE FOUR ASSOCIATES

One central theme and 4 lines of influence

sport



/// TOWARDS A LEISURE SOCIETY

The SandSpot® Village project is inspired by today's changing attitudes towards free time and the relation to work, in terms of both duration and practice. There is the emergence of the need to share moments of life and emotion with our loved ones. Sports and shopping venues must evolve accordingly, to allow consumers to experience richer moments, and brands to create a unique, immersive universe. Our answer to accompany the transformation of our lifestyles is SandSpot® Village, a unique place offering a wide range of activities, where the dominant themes are pleasure, sporting and cultural entertainment, and where each visitor is free to experience the venue as he or she wishes.

/// A SPORTING SOCIETY

The presence of sport in everyday life is constantly growing. The impact of sport on society is increasingly marked, from the standpoint of politics, health, the economy, knowledge, etc.

We have learned from experience that there is a sporting culture that is more or less common, although it is centred around very varied practices ranging from games to highly qualified and codified work. Convinced that sporting culture, an integral part of global culture, is a reflection of the world, we came up with the concept of SandSpot® Village, proposing new practices and providing a place that is conducive to new, shared cultures.

/// A PROJECT WITH AN AWARENESS OF SUSTAINABLE DEVELOPMENT

The ecological responsibility of SandSpot® is also an integral part of its intrinsic ambitions. In response to the new environmental, economic and social issues, the design of the structure, its management and the services proposed have taken all aspects of sustainable development into account in all stages of the project. Strong commitments have been made in this sense, to fit in with a logic of continuous improvement and to strive for excellence.

/// CULTURE AS A CATALYST

The SandSpot® Village experience is built around deliberately going beyond the conventional commercial offering as regards sport and culture. The alliance resulting from the association of culture, business and sport is not limited to the mere addition of each of its components taken in isolation. SandSpot® Village responds to a powerful expectation on the part of the public, embodied by new social behaviours, inventing room for expression in a unique, creative space. Culture is the catalyst of SandSpot® Village. The business stakeholders have also clearly recognised the interest of a close relationship with cultural creation: through patronage, foundations, and also through opening up shopping venues specialised in cultural creation.



The people behind the project

SYNERGY AND COMPLEMENTARITY,
ALL ARE TOP LEVEL ATHLETES



/// FRÉDÉRIC TROUVÉ { 51 }

17 years' experience as a professional Volleyball coach. Instructor for the International Volleyball Federation. 3 years' experience with the French Volleyball Team (Assistant Coach and General Manager). Diploma in Sports Management (CDES Limoges).

—
Founding President



/// HUGO MOULINIER { 31 }

Professor of EPS and DEJEPS, professional Volleyball player for 10 years, in charge of partner development and communication at the clubs of St-Nazaire and Mérignac. Experience of sport at all levels. Educational and technical skills in the service of all practitioners.

—
Founding Associate / Direction & management of the programmes



/// JOËL CANTONA { 48 }

15 years' experience as Head of a Company and Artist. Organiser of all the major Beach Soccer events in France since 2005 (JCO). Organiser of the 2008 FIFA Beach Soccer World Cup in Marseille. Professional footballer and former player and manager of the French Beach Soccer team (FIFA World Champions in 2005). Diploma in Sports Management (CDES Limoges).

—
Founding Associate / General Director



/// BENOIT ROGER { 31 }

Professional Volleyball player for 4 years, in charge of partner development and communication at the Nantes Rezé Volleyball club for 2 years. Marketing manager for a sports equipment supplier (2003-2005). International events manager since 2013 in the world of sport and disability. Passion and experience of top level sport combined with the management of organisations.

—
Founding Associate



Mobilised for the project

/// ASSOCIATED PARTNERS

The following partners are fully invested in the SandSpot© project and enable us to develop an ambitious and carefully thought-out project:

- **Les glaciers architectures**
- **PWC:** Law firm.
- **Extencia:** Firm of chartered accountants specialised in accompaniment.
- **Neureus Water:** Company specialised in designing innovative green technologies. Its original know-how is to extract water of a very high quality from difficult sources (waste water, juice or fermentation must, sea water, etc.), while using very little energy.
- **EGUE:** Brand identity, web design, video, media, development and referencing.
- **Imprimerie Laplante:** Printer of all types of documents

// INVESTORS / ECONOMIC PARTNERS

- *A strong network, prepared to follow us in funding this project.*
- *Economic partners naturally associated with the project.*
- *Private investors (property, advertising, patronage, etc.).*

/// OPERATIONAL PARTNERS AND AMBASSADORS

We are working with recognised experts, to accompany us in the design of the SandSpot© programmes:

- **Green Evénements:** Consultancy firm specialising in Sustainable Development Strategy.

• **Accord – Sport:** Chartered Accounting, Consultancy and Management firm in the field of Sport.

• **AMOS:** Business school involved in sport and enthused by this project with multiple socio-economic facets.

• **CIALFI:** Consultancy and accompaniment firm long committed to the sustainable development of sport and territories, which believes in the responsible performance of our project and its correlation with the optimisation of public policies.

Sports health / research

• **Mr Josselin Lafond:** Sports doctor (numerous high-level athletes and teams, French road racing cycle championship, Décastar, etc.). University lecturer in sports medicine in Marrakech, sports health department at the Haut-Lévêque hospital.

• **Mr Olivier Maurelli:** from the company Prepar (physical and mental preparation, research, for high-level athletes, businesses, national teams, and professional clubs).

• **Mr Julien Morlier** Director of the Bordeaux Sports Faculty, research sector.

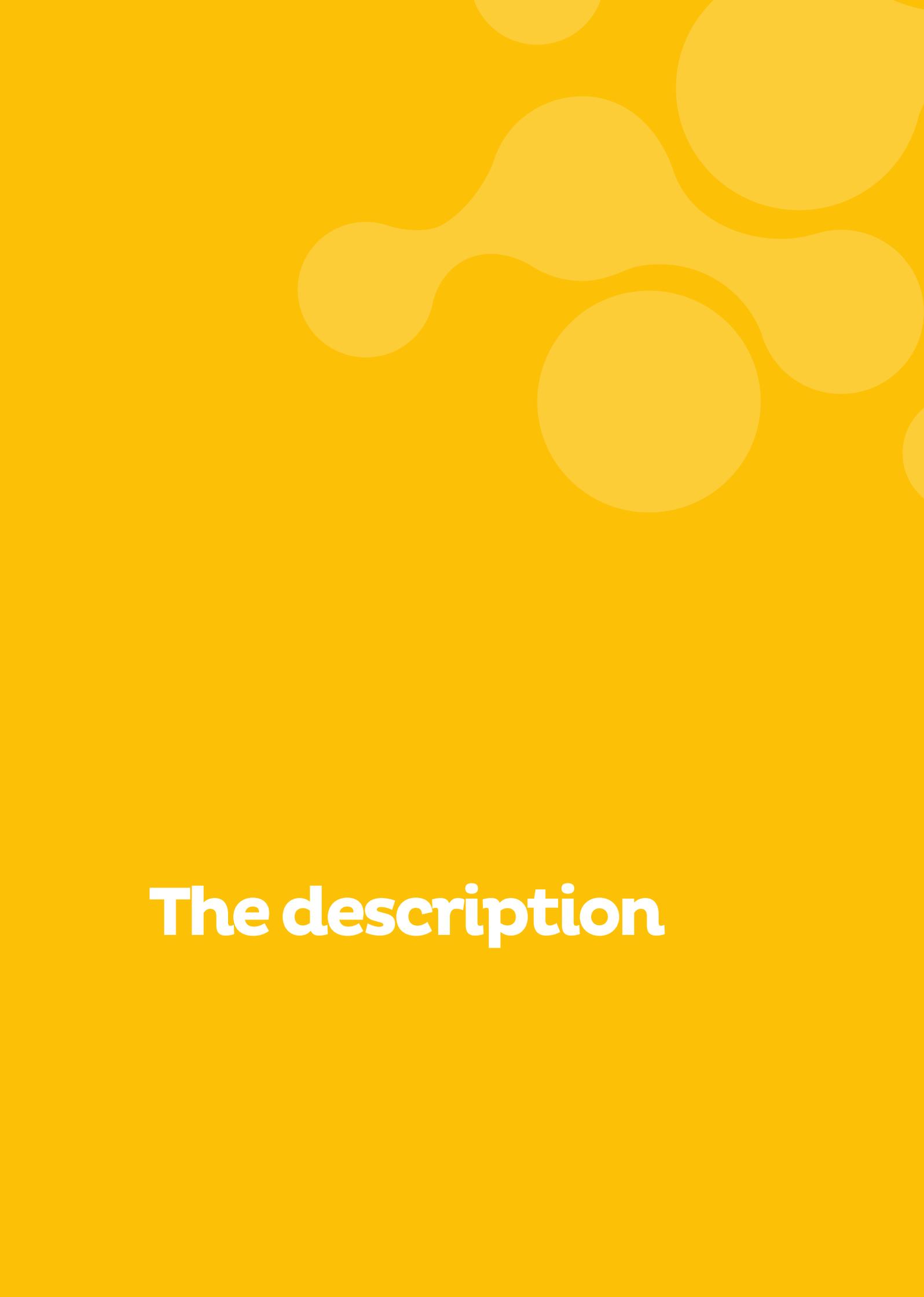
Sports Disciplines: famous ambassadors

- Beach Soccer (**Joel & Eric Cantona, Pagis, Karembeu**).
- Beach Volley (**Victoria Ravva, Earvin N'Gapeth**).
- Beach Tennis (**Timea Bacsinsky**).

Culture

We shall draw on expertise both International (**Olympic Museum of Lausanne**) and local (for example, the Pola Factory). We can also count on patrons from the cultural world.



The background is a solid yellow color. In the upper right quadrant, there are several overlapping, semi-transparent white shapes. These shapes include circles and irregular, rounded forms that resemble stylized waves or organic patterns. The overall aesthetic is clean and modern.

The description



The meeting of sport, art and culture

Creation of a new urban focal point

The SandSpot® Village project, through its programming and facilities (sports, culture and shopping), fits naturally into the ZAC Bastide-Niel. It is the creation of a truly urban project, open onto the town and with free access for all.

It will form an integral part of the life of the district and be the source of numerous initiatives, whether individual or collective.

With the capacity for 2,500 people, SandSpot® Village is ready to welcome all kinds of guests daily: occasional athletes, school parties, associations, high-level athletes, people with disabilities, businesses, or quite simply the general public, looking

for a moment's escape at SandSpot® Village, to practise sport or simply to admire and benefit from the facilities.

The activity at SandSpot® Village is centred around **5 major lines**, which are naturally dynamic and generate an important and regular flow of visitors.

“

SandSpot®, New facilities which offer their users meaning, discoveries, emotions and sharing.

SANDSPOT®



/// LES PROGRAMMES :



#1
Sport



#2
Culture



#3
Work &
Communication



#4
Shops &
Restaurants



#5
Sharing

—
Beach
Volley

—
Festival

—
Beach
Tennis

—
Working
Café

—
Beach
Rugby

—
Training

—
Slack
Line

—
Ciné-
transat

—
Health
Prevention

—
Research

—
Yoga

—
Exhibition

—
Theatre

—
Beach
Handball

—
Catering

—
Beach
Fitness

—
Bar

—
Conference

—
Surfit

—
Concert

—
Stand up
Paddle

—
Market
Place

—
Beach'
minton

—
Climbing

—
Beach
Soccer

—
Siesta

—
Kids
Space

—
Belvédère

—
Beach
Ultimate

—
Beach
Basketball

...





Sport

THE CENTRAL THEME OF SANDSPOT® VILLAGE

/// A DIVERSITY OF INNOVATIVE AND FUN ACTIVITIES

With a spirit and a curiosity that draw you in, **SandSpot® Village** offers you spaces for indoor sports that allow free practice, supervised activity (students, school groups, people with disabilities) and preparation for major top-level competitions.

- **3 international disciplines:** *beach volley, beach tennis, beach soccer*
- **disciplines that are booming:** *beach rugby, beach handball, beach basketball*
- **1 discipline that is popular, aesthetic and accessible to all:** *climbing (in all its forms)*
- **Innovative disciplines:** *beach fitness, motricity course*
- **Water sports:** *e.g. surf, stand up paddle*
- **And many other alternative disciplines:** *e.g. beach handball, cross fit, slack-line, wrestling, yoga.*

/// A SPACE ADAPTED TO ITS USERS

Through its ease:

- Of access (opening hours, reservations and prices, flexible schedules),
- Of practice (services available: hire of clothing, equipment, changing rooms, professional advice, courses). SandSpot® Village is a space open to all. SandSpot® Village provides the means to realise opportunities, ideas, innovations and projects, in the service of others and of sport.

Through its infrastructures:

- 1 international-size beach sports stadium with seating for 1000 spectators,
- 1 beach sports initiation ground,
- 2 physical preparation stages,
- 1 water space,
- 1 climbing complex: chimney, block room, fun and acrobatic climbing, Warrior challenge course (physical and fun obstacle course),
- 1 space devoted to recuperation.



/// SPORT AND HEALTH

Improvement, recuperation, prevention

You will find all the philosophy of SandSpot® in our Healthy spaces: designed for all, progressive, multi-purpose, innovative, conducive to research and performance.

SandSpot® Forme: Far removed from the gym and its so-called bodybuilding machines, SandSpot® Village offers, on two equipped stages, an innovative approach to physical preparation based on functional training: one space is dedicated to collective courses (fitness, yoga, pilates, plantar reflexology in the sand), another to physical preparation.

SandSpot® Santé: a team of specialists (sports doctor, chiropodist, physio, osteopath, dietician) carries out physical condition assessments. A full assessment of the physical condition of the users of SandSpot® Village (cardiorespiratory capacities, muscular capacities, physical composition) carried out in a laboratory, on a high tech stage, based on validated and high-yield methods in terms of accuracy and repeatability, and under medical supervision. The specialists at SandSpot® Village will work in close cooperation with our physical preparers to ensure monitoring.

SandSpot® Recovery: a recovery protocol available to all - a succession of cold bath, jacuzzi and sauna - favours and optimises recuperation in a comfortable setting.

“

Train the
movement
not
the muscle

PAUL CHECK



Art and culture

AT THE HEART OF THE PROJECT

Art and culture are at the heart of the project; as elements that make a real difference, they are an essential component of the identity of SandSpot® Village.

At SandSpot® Village, sport is accompanied by sculpture, painting, cinema, music, literature, and science. Through its link with the arts and culture, sport contributes to wellbeing, and to physical and cultural enrichment. It allows pleasure, discovery, dreaming, escape, and encourages curiosity and encounters.

This possibility, offered in SandSpot® Village, to experience sport differently, gives pleasure which itself generates progress. The athlete, the modern-day troubadour, comes and goes around the world, transports and brings back images, sounds, objects and anecdotes which he shares, with pleasure and emotion.

SandSpot® Village offers spaces for projection, production, training and creation.



3 major themes:

- **Sport and Art**
(e.g. exhibitions, photographs, concerts, creative workshops)
- **Sport and research**
(e.g. debates, conferences, welcoming school parties for scientific research)
- **Sport and society**

Digital programming of cultural events will render the whole of the project and each of its components dynamic.

On the programme:

- **Sport and cultural meetings for young people of the twinned towns**
- **The International Sports Documentary Festival under the direction of Joël Cantona**
- **One sport and art exhibition each month**
(partnership with the Olympic museum)
- **One themed evening each week**
(conferences, debates, concerts, etc.)
- **A sports bookshop**
(partnership with Mollat)

Exceptional moments to be shared at SandSpot® Village!

Projected programme for SandSpot[®] Village

BORDEAUX 2020

A year of exceptional events:

JANUARY

FEBRUARY

MARCH

APRIL

MAY

JUNE

JULY

/// BEACH SPORTS



University
Beach Games
FNSU/FISU



Beach
Volley



Beach
Rugby



Beach
Soccer

/// MAJOR EVENTS



SANDSPOT

Sports
Documentary
Festival



SANDSPOT

SandSpot Beach Games
EBRA, ITF, EBHT, EBSL, CEV

Everyday life at SandSpot[®] Village:

/// WEEKLY

- Monday: recuperation/wellbeing
- Tuesday: conference/debate
- Wednesday: SandSpot Kids afternoon
- Thursday: students' afternoon/evening
- Friday: themed evening
(concert/dance/gastronomy)
- Saturday: SandSpot Kids morning
- Sunday: local farmers' market

+ broadcasting of major sports events

/// MONTHLY

- 1st Friday of the month
SandSpot grand cinema evening: showing
of a sports documentary or film
- 3rd Friday of the month:
Multisports by night tournament
(the perfect athlete)
- Last Saturday of the month:
Sports flea market

1 month = 1 exhibition

- Sport
- Culture

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER



SandSpot
Beach
Games



Beach
Handball



Beach
Tennis



All Stars Games
Beach Sports



International meetings
of the twinned towns



SandSpot Awards

/// LEAGUES OF THE MIDI-DEUX

- Monday: Beach Volley
- Tuesday: Beach Handball
- Wednesday: Beach Tennis
- Thursday: Beach Soccer
- Friday: Beach Rugby

/// TOURNAMENT WEEKENDS

- Saturday or Sunday: SandSpot or partners tournament calendar

/// THROUGHOUT THE YEAR

- Initiation and demonstration days
- Themed exhibitions
- Organisation of UNSS and students competition
- Welcoming school parties
- And any (validated) individual and/or collective initiative of SandSpot's clients
- ...



SandSpot® Village, work and communication

A UNIQUE UNIVERSE

/// WORKING CAFÉ

260 m² of Working Café

Simple and innovative, the working café offers working spaces that are pleasant, high-tech and confidential, and open to all: food counter, library, Wi-Fi, reprographics, meeting and videoconference rooms.

Alone or in a group, everyone can come and work, write, drink, meet people, dream, and interact with people on the other side of the world.

The space adapts itself to the user's needs. Just one principle: payment is charged by time.

/// RENTAL SPACES

With 7 seminar/meeting/working

areas from 15 to 250m² available to rent, as well as the beach stadium of 1100 m² (with seating for 1000 people) and a beach area of 800 m², which can be hired privately for events, SandSpot® Village also serves the needs of professionals looking for new venues.

/// A POWERFUL COMMUNICATION TOOL

Serving businesses

An urban space, multi-purpose and architecturally unique to promote the visibility of a brand or product.

- Product launch: an exceptional place for exceptional products!
- Seminars: for seminars or conferences, businesses will find at SandSpot® Village a unique answer to their needs, with spaces to rent all year round.
- Publicity: a formidable communication opportunity, SandSpot® Village offers advertising spaces throughout, which each advertiser is free to customise.



SandSpot® Village, shops and restaurants

SANDSPOT® VILLAGE IS A PLACE OF LIFE
AND ACTIVITY, CREATING FLOW AND ANIMATION

/// SHOPS

600 m² of shops

- SandSpot® Village also offers a multitude of areas for commercial use, with its pedestrianised street devoted to shopping, in perfect harmony with the content of SandSpot® Village (e.g. sports bookshop, SandSpot® Village boutique, sports optician, textile brands, bicycle workshop).
- Pop-up stores: temporary boutiques with creative workshops, these mobile and multi-purpose cubes animate the central agora of SandSpot® Village.

/// RESTAURANT-BAR

The SandSpot® Village restaurant/bar: 180m² (on 2 levels) + 315m² indoor terrace

SandSpot® Village offers an area for catering and conviviality where you can:

- Enjoy, on site or to take away, high quality products, fresh and local; healthy cuisine, changed regularly, suitable for all, and in particular for athletes, without sacrificing taste and pleasure, consistent with the philosophy of SandSpot® Village.
- Eat a dish of tapas, while sipping wine in a unique setting.
- World cuisine tasting evenings.



SandSpot[®] Village, a place for sharing

Sharing is the essence and the philosophy of SandSpot[®]: in addition to sport, SandSpot[®] Village is an open area, a connected space, alive, collaborative and innovative for all of its programmes.

To each his own SandSpot[®] Village experience!

/// SANDSPOT[®] VILLAGE FOR EVERYONE

- **For lovers of Sport and culture, at all levels and from all walks of life**
- **For occasional visitors in search of** discovery, escape and relaxation.
- **For students and associations**
- **For those with disabilities**

S'Handisport: shared or adapted sport, on sand or not, SandSpot[®] Village wants accessibility for all to be not just an idea but a reality, through collaboration with the Handisport committee and adapted Sport.

- **Kids**

The centre offers its clients the possibility of child care. The activities proposed are aimed at developing coordination, awareness and knowledge of the body, and awakening to culture through educational tools linked to sport.

- **Performance**

A place of preparation and competition for top-level athletes.



/// SANDSPOT® LAB

A centre for research and analysis in connection with physical activity (especially on sand), in collaboration with the university of Bordeaux, healthcare professionals and equipment suppliers.

/// SANDSPOT® HIGH-TECH

On the pitches, in the training and research rooms and in all the other spaces, SandSpot® Village will offer technological tools such as screens, cameras, sensors, software, and all kinds of other innovations that will allow you to share, record and analyse.

A connected village serving the programmes:

- Web TV will also form an integral part of the project,
- Playlist corner: sharing of sounds and playlists by the users.

/// SANDSPOT® EVENTS

Exhibitions, festivals, themed evenings, conferences/debates – any pretext for sharing.

/// SANDSPOT®, IDEAS LABORATORY

SandSpot® Village provides the means for the realisation of opportunities, ideas, innovations and projects in the service of others and of sport. SandSpot® Village also wishes to become an incubator for start-ups and associations in the field of sport.

/// SANDSPOT® TRAINING

Dedicated spaces, open to training specialists, for an innovative approach to learning.

—

A STARTING POINT:

sport

—

AN ATTITUDE:

listening
and sharing

—

A PLACE TO STIMULATE CURIOSITY:

SandSpot®

—

A WELCOME:

20
impassioned
experts



The 12 Sustainable Development commitments of SandSpot[®] Village

Since its creation, SandSpot[®] has espoused the principles of sustainable development.

With a view to embodying future change, the eco-responsible strategy of the project is based on 12 commitments to sustainability.

/// REDUCTION OF THE ENVIRONMENTAL FOOTPRINT

1 - Prioritise the eco-conception of the project (DNA of the project, integrated in an eco-district, accompanied by a consultancy firm specialised in sustainable development – *Green Événements*).

2 - Ensure conservation of resources (90% autonomy in water (recuperation of rainwater) and energy (800 m² of solar panels), responsible product purchasing).

3 - Ensure efficient waste management, by anticipating the life cycles of the products (limitation of the production of waste at source, tri-flux selective triage system, recycling, dematerialisation of communication systems).

4 - Promote biodiversity (preservation of the site on which the structure is built, “greening” of the village and of the roofs, development of an urban farm and urban kitchen garden on the roof).



/// A PROJECT OPTIMISING THE SOCIAL EFFECTS AND INFLUENCE OVER THE TERRITORY

5 - Place sport and health at the heart of the project (promotion of physical activity to all groups of society, prevention of certain illnesses and promotion of physical wellbeing through sport, teams of healthcare specialists and physical preparers).

6 - Encourage inclusion (accessibility for people with reduced mobility, offers adapted to all groups, facilities for families with 142 m² of kids space).

7 - Encourage a spirit of sharing and cohesion (opening up of the sporting and cultural sectors, proposal of heterogeneous spaces, collaborative project).

8 - Ensure security (a full time security guard, safe spaces that comply with the new Vigipirate standards, a mandatory access bracelet for entering each space).

/// AN ECONOMICALLY SUSTAINABLE STRUCTURE

9 - Stimulate research and innovation (combining sporting performance with new technologies and connected objects, partnership with the STAPS of Bordeaux).

10 - Revitalise the territory and its heritage, and support local businesses (creating value for the territory by contracting with local service providers, and promoting the territory in the planning of events).

11 - Develop a responsible purchasing policy (responsible catering, referencing providers according to SD criteria, Integration of SD criteria in the contracts).

12 - Eco-design of the structure (Contracting with committed service providers, a building with positive energy, in accordance with building standard RT 2020).

5.8 

MILLION INHABITANTS

84,100 

KM2 IN AREA

720 

KM OF COASTLINE

10 

AGGLOMERATIONS
OF MORE THAN 100,000 INHABITANTS



The competences of the great region



TRANSPORT



EDUCATION



PROFESSIONAL
TRAINING



MANAGEMENT
OF EUROPEAN FUNDS



ECONOMY



TOWN
PLANNING



TOURISM



CULTURE

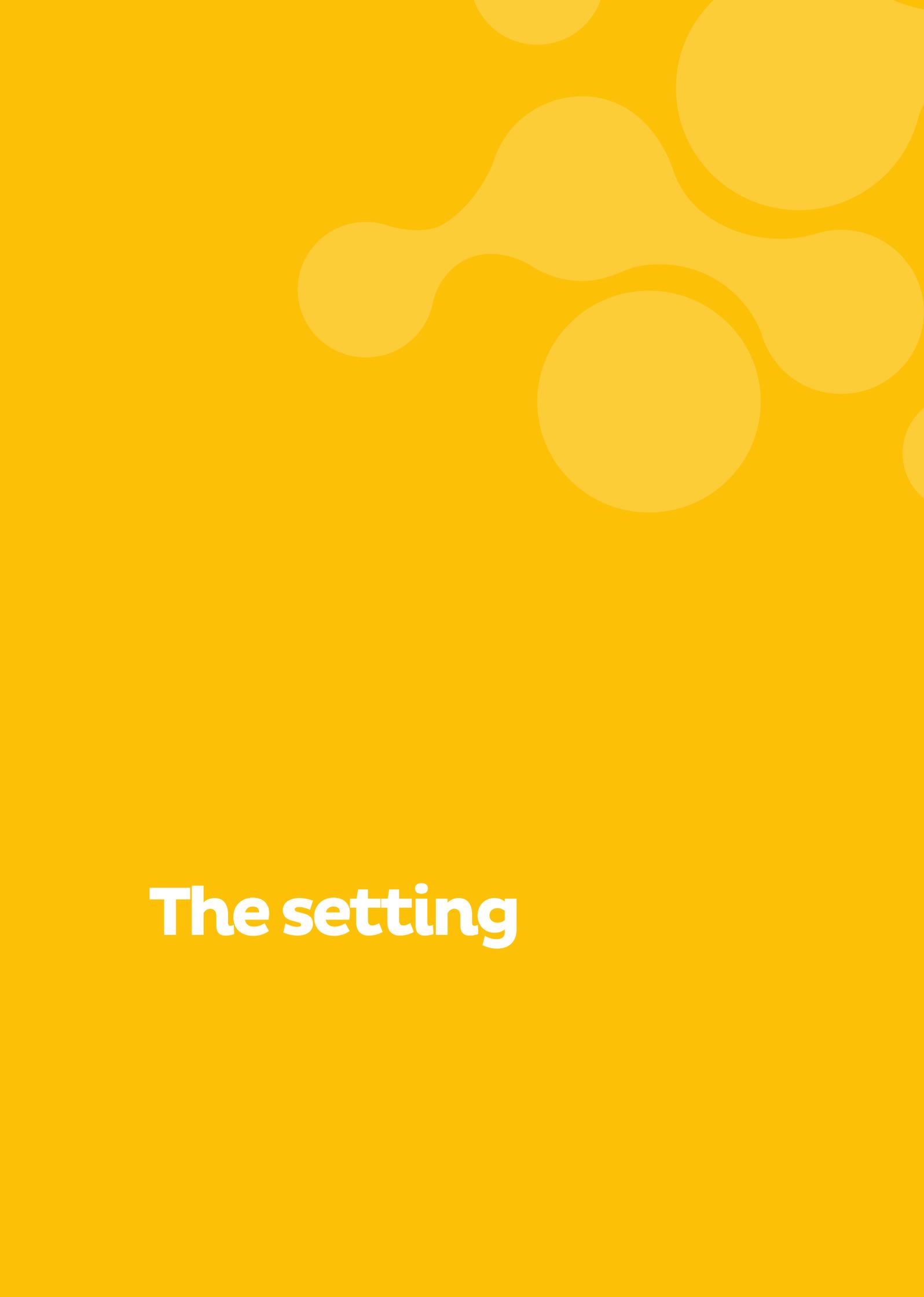


SPORT

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Our objective is to help to spread the influence of Nouvelle Aquitaine and improve the quality of life and of the city.

SANDSPOT®

The background is a solid yellow color. In the upper right quadrant, there are several overlapping, semi-transparent, light yellow shapes. These shapes include circles and organic, rounded forms that resemble liquid droplets or soft-edged polygons. The overall aesthetic is clean, modern, and minimalist.

The setting



Bordeaux and its metropolis

I N A F E W F I G U R E S
(INVEST IN BORDEAUX)

/// A GROWING TERRITORY

- The metropolis of Bordeaux gains **10,000 inhabitants per year**, 40% of them between 20 and 40 years old.
- In 2030, the metropolis should have reached **one million** inhabitants.
- It also benefits from a euro-regional and cross-border market:
 - > 14 million inhabitants within a radius of 300 km;
 - > 62 million inhabitants within a radius of 500 km.
- In 2015, the metropolis of Bordeaux was classed as the 2nd most attractive metropolis for heads of companies (Journal des Entreprises).
- 4th French financial market.
- Investments planned for the realisation of numerous large structural projects:
 - > **538 million euros for the Opération Campus** to create a new model of University
 - > **110 million euros** for the construction of a new bridge over the Garonne, the pont JJ. Bosc (2019).
- Not forgetting the great cultural and touristic facilities, mainly consisting of:
 - > the Cité du Vin;
 - > the new theatre (2018);
 - > the Musée de la Mer et la Marine (end of 2016).
- A large student population: **82,000**, increasing on average by 3% a year.
- The University of Bordeaux is **the 3rd French university** outside Ile de France in terms of the number of students

/// A TERRITORY OF INNOVATION

- One of the first campuses of excellence in France, with 700 million euros of future investments and 7 recognised clusters of excellence.
- The metropolis of Bordeaux thus has the highest rate of creation of innovative businesses (source: Insee 2015).

/// A DYNAMIC LOCAL ECOSYSTEM

- With 4 hubs of competitiveness and 14 clusters, this policy of accompanying and structuring the various fields of activity brings with it dynamism, emulation, openness and greater transparency.
- With its French Tech labelling, Bordeaux attracts talent.
- It is the preferred metropolis for Parisian executives to set up in (cadre emploi 2015).
- The 2nd most attractive metropolis for heads of companies (Journal des Entreprises 2015).
- Multiplication of the creation of incubation / acceleration structures for start-ups.



/// A HIGH QUALITY ENVIRONMENT

- 1st most attractive French metropolis in terms of quality of life (PWC 2015).
- Voted European Best Destination 2015.
- Voted the destination to discover in 2016 by many journalists from the foreign press: Forbes, BBC, New York Times, The Guardian, The Telegraph, etc.
- Ranked 1st worldwide on the list of towns to visit according to Lonely Planet in 2017.
- 2nd place for the level of purchasing power among French agglomerations of comparable size (Eurocost 2015).

/// TRAVEL

- 6th metropolis in France, benefiting from a network of communication infrastructures that are efficient and open internationally.
- Served by 5 motorways.
- Main gateways to the Iberian peninsula.
- Bordeaux-Mérignac international airport: 86 regular destinations, attracting more than 5 million passengers (2015) and constantly increasing.
- The Bordeaux-Saint-Jean railway station: 10 millions passengers per year in 2015 and 18 million in 2017 with the coming into service of the LGV, making Paris only 2 hours and 5 minutes from Bordeaux.
- The use of buses and trams has increased by 95% in 12 years.

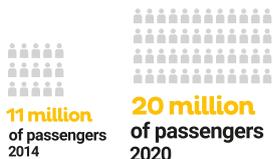


Be great...
with harmony
between
proximity
and big
projects...

ALAIN JUPPÉ

Bordeaux Saint-Jean train station

Arrival of
3 LGV
(high speed lines)
in Bordeaux



95,000
people



1,500
hotel
rooms



The TGV in Bordeaux



From **150 km/h** to **360 km/h**

In 2015 **1h** from Toulouse

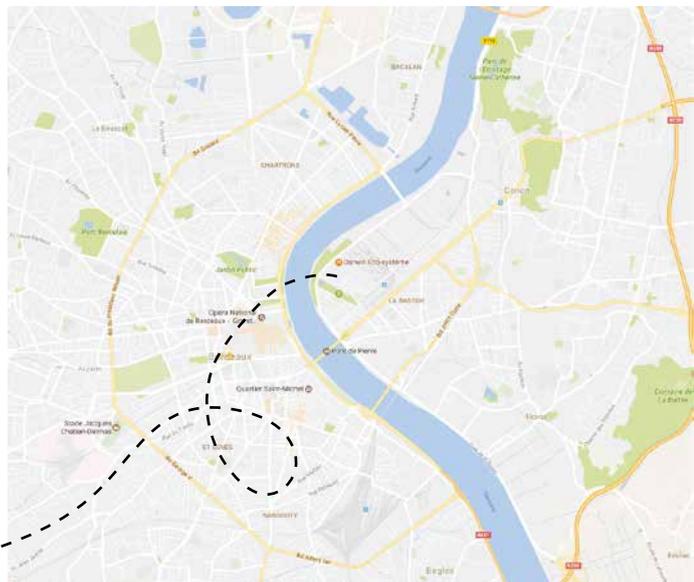
In 2017 **2h** from Paris
 3h30 from Madrid



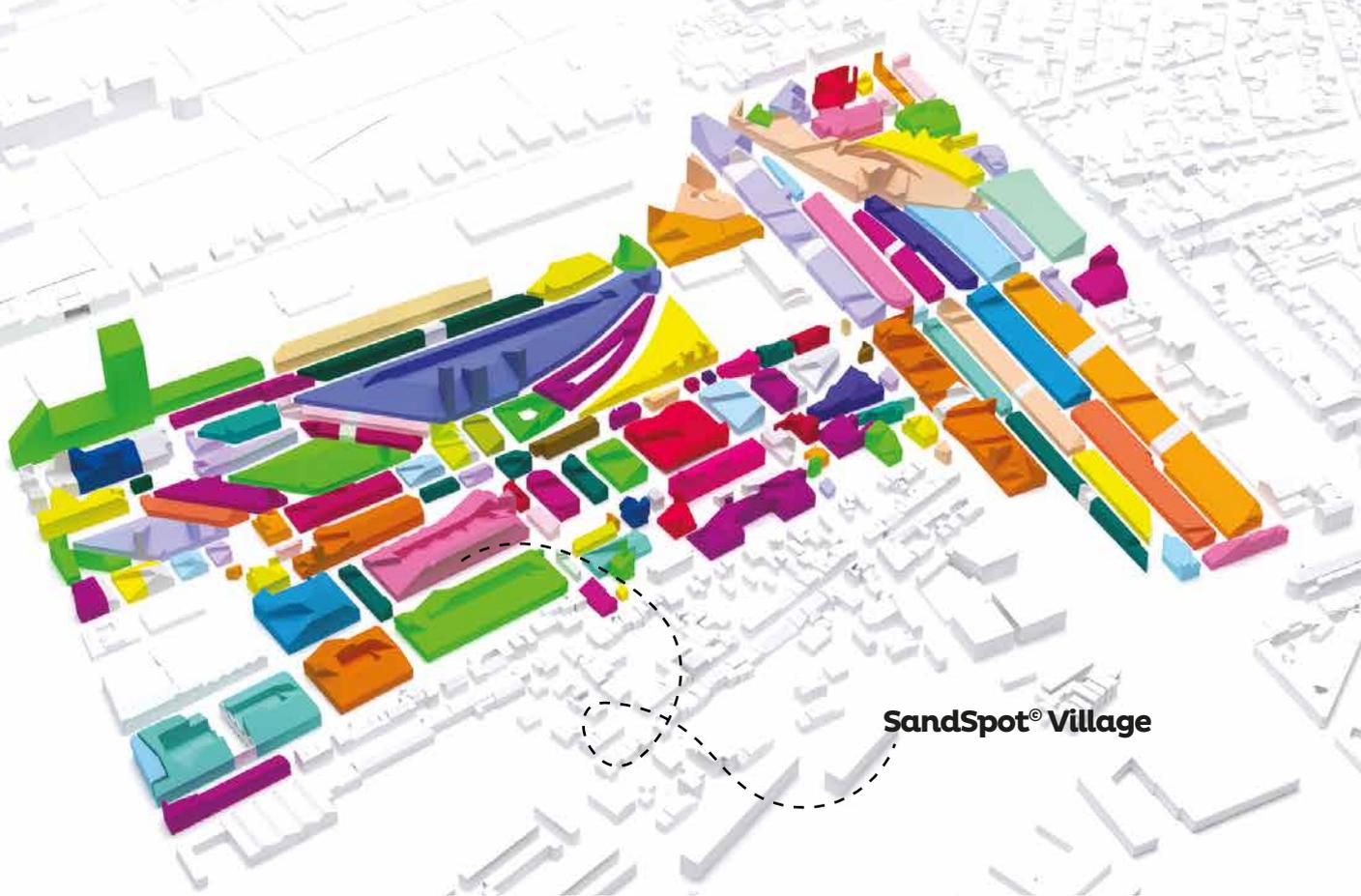
The location of the project

Ideally situated on the right bank, in the ZAC Bastide-Niel, the SandSpot® Village project will be developed within a favourable environment, in the heart of the booming metropolis of Bordeaux.

Accessible by public transport (tram, bus, V3), a short distance from the banks of the Garonne, between the pont de Pierre and the pont Chaban-Delmas, SandSpot® makes sense in this green area of Bordeaux which accommodates all groups (athletes, students, families, businesses, etc.), and all socio-professional categories. It echoes with a desire for discovery and emotion.



SandSpot® Village

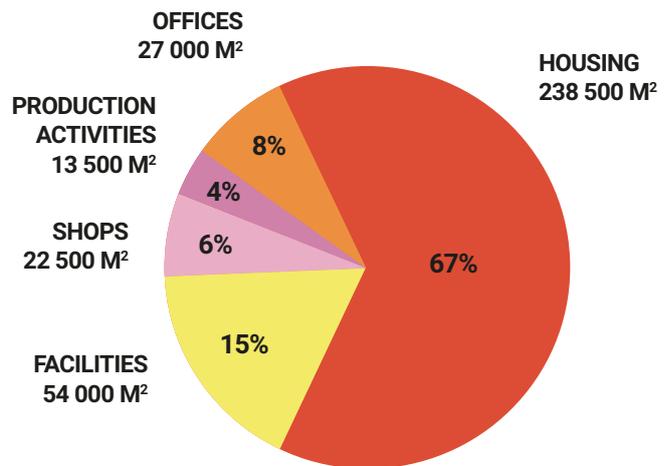


The district: Bastide-Niel

/// MIXED PROGRAMMING

Bastide-Niel is a mixed district:

- Around 3,300 homes (or 265,010 m²).
- A destination shopping centre (25,000 m² of shops).
- Polarity in terms of urban public facilities (a cultural centre, an indoor skate-park, a university, and municipal archives).
- Economic programming (30,000 m² of business/office space and 15,000 m² of premises for leisure activities).



TOTAL : 355 500 M²



/// AN AMBITIOUS PROJECT FOR THE DEVELOPMENT OF AN ECO-DISTRICT:

Strong ambitions in terms of:

- Optimisation of green mobility (promoting “gentle” transport and reducing the use of cars to 20%)
- Use of green energies (heating network, covering roofs and south-facing facades with solar panels, developing a solar power station).

/// A MASS PLAN

Based on the historic structures and tracks, the project follows the existing framework as well as the disused rail infrastructures.

/// AN URBAN PROJECT

The “intimate city”: through this concept, Winy MAAS proposes to create a new district in the image of the old town, with narrow streets and crossroads, but also with areas for relaxation, squares, small parks and gardens, contributing to the wellbeing of local inhabitants.

- This urban plan maintains the memory both of the barracks and of the railway activity by using the space structured by the rails. As such, this concept of an intimate city, mindful of its memory and heritage, is open to contemporary architecture and to an exceptional and innovative lifestyle.
- An efficient public transport network serving the entire site.
- An architectural project of 144 blocks, forming constructions whose volumetrics are based on rules to ensure exposure to sunshine as well as the natural ventilation of all of the programmes that will be developed.

—
5 700

INHABITANTS

—
27 000m²

OF OFFICE SPACE



A city centre district that is dense, intimate, mixed, luminous and green.

BMA

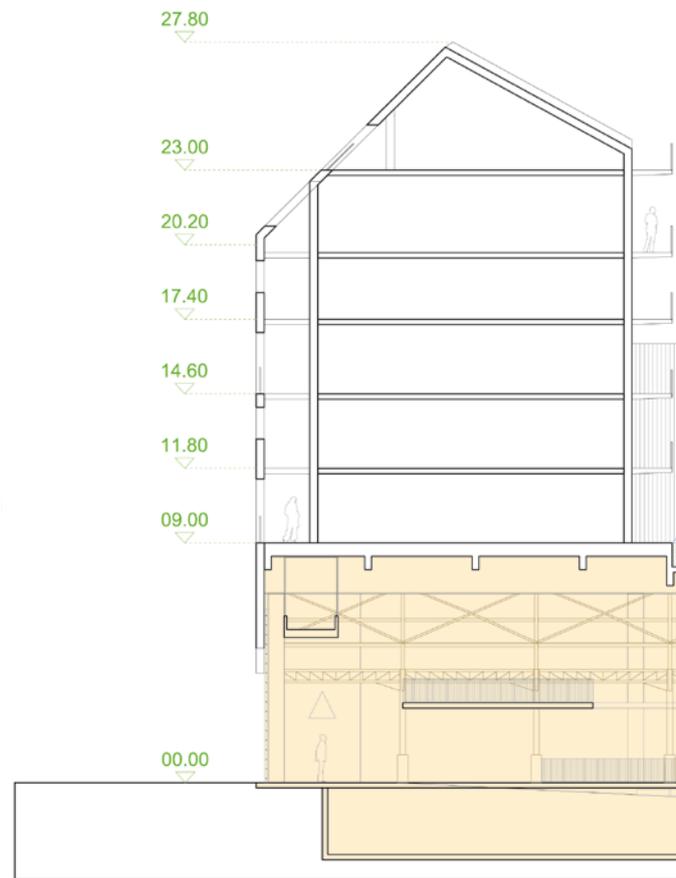


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An exemplary building
that will make its mark
on the district.

LÉO RIVAL
(LES GLACIÈRES ARCHITECTURE)

The architecture of the project



The project, a hybrid of culture and sport, takes place in the existing steel structures of the Niel barracks situated on Bordeaux's right bank. While remaining clearly visible, these hangars, in accordance with the master plan produced by the Dutch agency MVRDV, will be extended upwards by 6 floors of apartments.

For this, a concrete mega-structure will straddle the steel skeleton of the hangars and form a single span over their entire length in order to completely free the ground floor for the installation of sports grounds.

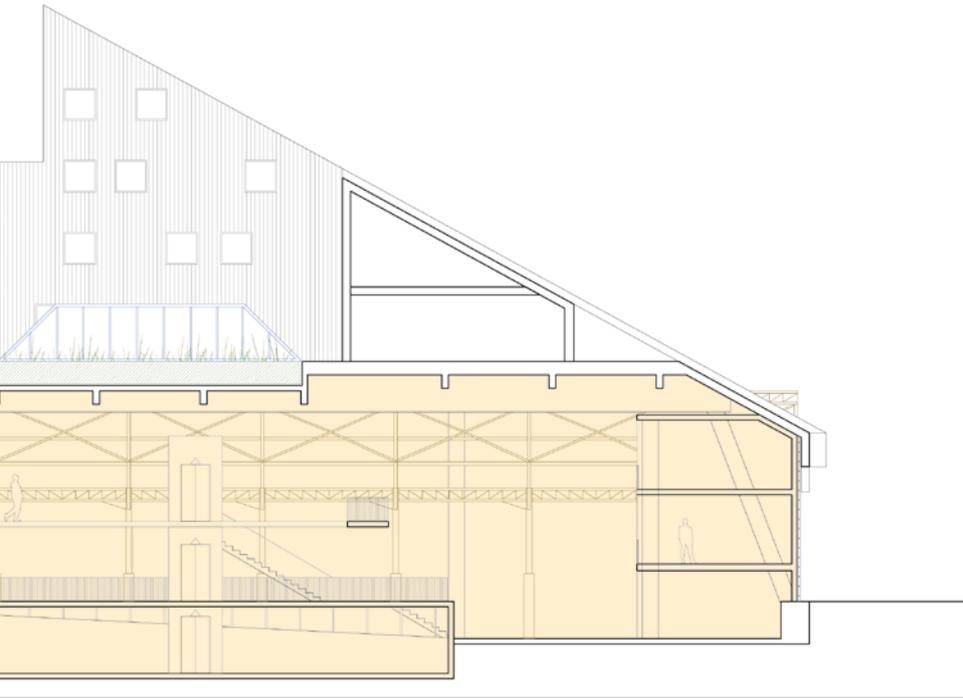
The floor of the ground floor, like an autonomous territory, will be slightly and gently distorted to free up the height necessary for sports programmes. The project is the result of close collaboration between all the know-how of architecture and construction: a monolithic mass in levitation. The architecture is raw and stripped bare, and the main structure as well as the networks will remain deliberately visible.

The traces of the architecture of the Niel barracks, comprising a skeleton of metal hangars, will remain on the peripheral facades, behind a new translucent or transparent skin. The whole of the former industrial volume will thus be visible on all four sides of the project.

The volume of the hall resulting from the 7 existing adjacent hangars will be completely open so that at all times the visitors will have an overall view of all the ongoing activities and events. They will therefore be free to appreciate each space naturally and to discover the short-term and changing programmes, whether cultural, educational or artistic. The concourse is modelled according to a landscape of inclined sections of passageways and footbridges allowing the thorough mixing of the programmes. When a visitor enters the building, he or she is directly invited to embrace the cultural sphere of SandSpot® Village and go up onto the mezzanine to observe the various programmes on offer.

Cross section of the project

Copyright : Les Glacières Architecture



The geometric sculptural architecture, formed by a broken line from the high agora and the cultural mezzanine, is designed to offer different viewing points and to generate different areas for contemplation, on balconies overlooking the sports pitches and short-term cultural programmes.

Lastly, fixed micro-programmes, such as the stalls, restaurant and brasserie, as well as the working rooms, will punctuate the course of the hall. Their architecture is light and structurally autonomous, thereby facilitating any future evolution or adaptation of the project's development.

/// ECOLOGICAL COMMITMENT

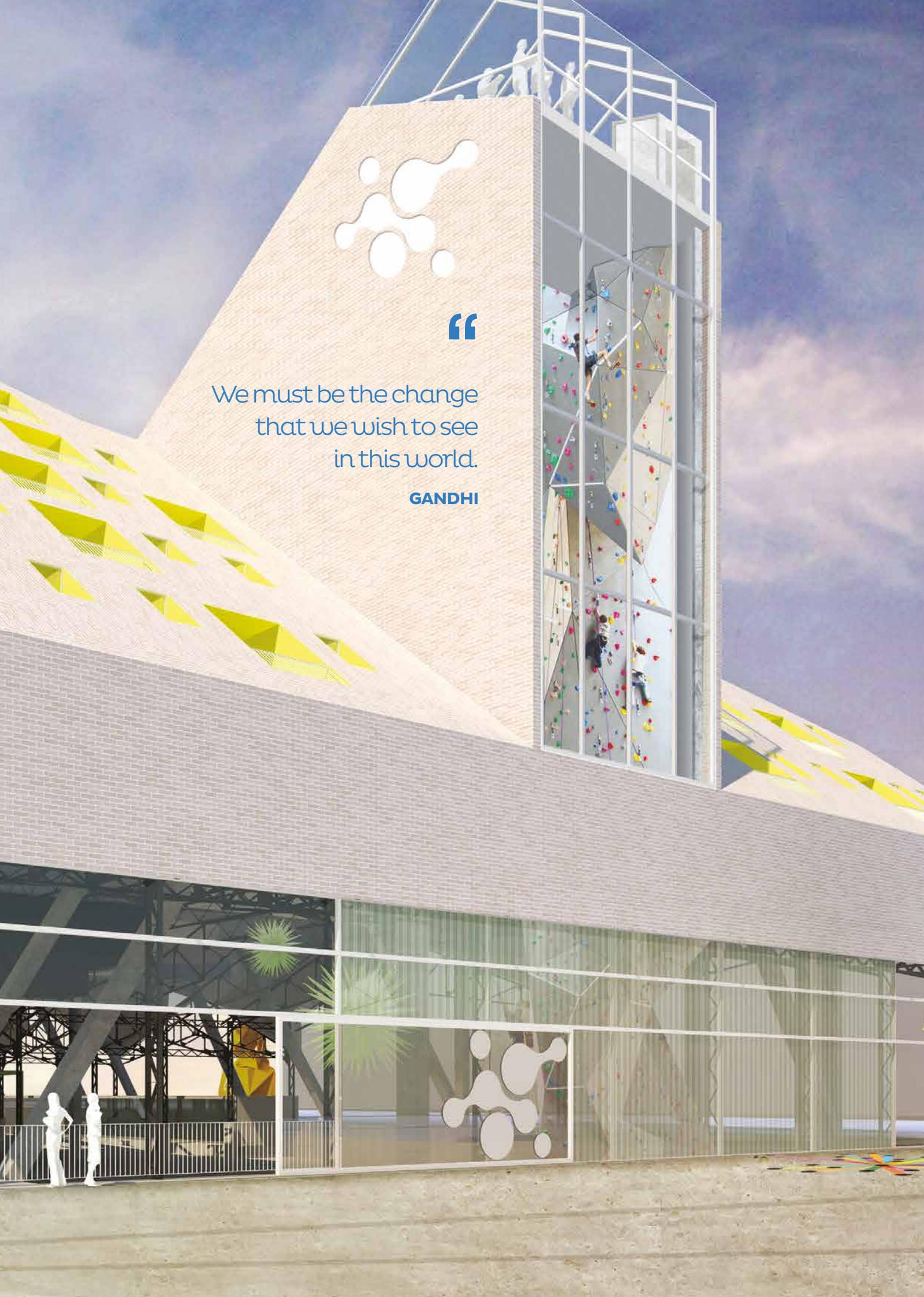
- A building with positive energy
- 80% autonomous in water/energy
- Recuperation of rainwater
- 800m² of solar panels
- Technologies allowing the production and storage of energy



Longitudinal section of the project

Copyright : Les Glacières Architecture





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We must be the change
that we wish to see
in this world.

GANDHI

**Take part in creating
a concept of tomorrow...
today!**





SANDSPOT VILLAGE

BORDEAUX





SANDSPOT
SPORT, CULTURE AND ART CONCEPT

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