Toulouse
Metropolis of excellence

...Attractive!
Greater Toulouse is resolutely pursuing excellence and innovation in every area, from urban renewal to the creation of science campuses.

The city’s public spaces are changing to cater for the several thousand newcomers who arrive every year and make life easier and more rewarding, both for them and the existing population.

Its infrastructures are gaining new amenities at the forefront of technological progress.

Toulouse is also a metropolis of knowledge, with a leading university, technology and science cluster that attracts researchers from all around the world.

- Capital of the Midi-Pyrénées region
- At the heart of the Pyrenees-Mediterranean Euroregion
European capital of aeronautics and space

4th urban area in France

Major player in innovation

An international airport

- 5th French airport (outside Paris)
- 7.5 million passengers in 2013, up by 0.1%
- More than 41 daily flights to and from Paris
- Direct flights from/to Toulouse and 46 European cities
- Air France and easyJet regional bases

3rd ranked university city in France

- 94,000 students
- 7,100 researchers and teaching staff
- PRES Université de Toulouse: the Research and Higher Education Cluster comprises 14 institutions

A region of growth

- 1.2 million inhabitants: plus 20,000 new arrivals every year
- 500,000 jobs: up by more than 85,000 over the last 10 years
- 95,000 businesses and institutions: up by more than 30,000 over the last 10 years
- Office space: 4,000,000 m² surface area of offices built
  - 600,000 m² built since 2006
  - Transactions: 133,000 m² since 2009
- Local business parks and warehouses:
  - 6,000,000 m² built
  - Transactions: 133,500 m² for the last 5 years
Innovation, the driving force for development

The reputation of the Toulouse metropolis is largely based on its leading position in the aeronautics sector with Airbus and in space with, among others, the French Space Agency (Centre National d’Études Spatiales), EADS Astrium and Thales Alenia Space. But it is also successful in other areas of activity where innovation is the key, as in agri-food, the ICTs, health and the biotechnologies. The metropolis is proud to host renowned laboratories and research organisations, as well as a flourishing network of SMEs and start-ups. These thrive alongside the major groups and platforms to disseminate technology and strengthen cooperation between research and industry. All the local stakeholders are actively involved in supporting and extending this ecosystem of innovation.

4 competitiveness clusters

**Aerospace Valley**
Midi-Pyrénées and Aquitaine Aeronautics, Space and Airborne Systems Competitiveness Cluster

- 120,000 industrial jobs
- 1/3 of the French aeronautics workforce, more than 50% of those employed in the space field
- 8,500 researchers
- One of the eight Technology Research Institutes (IRT) recently created and certified in France

**Cancer-Bio-Health**
Competitiveness cluster dedicated to innovation in biotechnology and health in the cancer field (Midi-Pyrénées and Limousin)

- 3,500 researchers
- 138 certified projects

**Agri Sud-Ouest Innovation**
Agricultural and agro-industrial competitiveness cluster

- 282 projects certified or approved

**The "Pôle Eau" Water Cluster**
Cluster with a global vocation Languedoc-Roussillon/Midi-Pyrénées/Provence-Alpes-Côte d’Azur

Brings together the industrial and scientific strengths of these three regions around the identification and management of water resources.
Clusters turned towards the activities of the future

**DigitalPlace**
Information and Communication Technologies

**Pyrénées Industrie Céramiques**
Technical ceramics based components

**WSM-Water Sensors & Membranes**
Water treatment

**Green chemistry**
Industry green chemistry

**Robotics’ Place Cluster**
Robotics

**Automotech**
Motor industries

**"Mechanical" Valley**
Mechanical sector

**Sensing Valley**
Sensors networkers

**Midi-Pyrénées**

*No. 1 French region*
for its commitment to R&D, with 4.1% of GDP

*59 projects retained*
earmarked for future investment

*13,200 m² of advanced equipment*
at Espace Clément Ader (Toulouse Montaudran Aerospace)

Creation of CEA Tech in 2013
Mobility, key to easy access

The goal is to make more public transport available and ensure enhanced mobility for all those frequenting the metropolis, thus making Toulouse a more free-flowing city. The Urban Mobility Plan will improve what public transport has to offer and promote environmentally friendly modes of travel over the entire region with a denser network of public transport corridors, many new cycle routes and priority for pedestrians in the city centre. The continuous development of Toulouse-Blagnac airport, the arrival towards 2020-2025 of the Paris-Toulouse high speed rail line and the project now in gestation for a quick rail link between Toulouse and Narbonne will all work together to open the region out to both the north and the south of Europe.

The airport, gateway to the world

Business trips, week-end getaways, holidays...

Toulouse-Blagnac airport is truly multi-purpose and serves all destinations. Passengers have plenty of choice whether with direct or indirect flights, via conventional or low cost airlines. While waiting to board, they can take advantage of free WiFi and shop in the many retail outlets.

Attention is also paid to the services that make life easier, especially thanks to new technologies. Toulouse-Blagnac is the first airport in the world to test contactless payment to reach the car parks.

The tram service will serve the airport in 2015.
Priority to public transport

The new Garonne tram service that extends the Toulouse-Blagnac-Aéroconstellation line already provides a solution for Toulouse and its greater conurbation to be better served transport-wise as from 2014.

The Urban Mobility Plan has been devised to improve coverage of the public transport network (bus, metro and tram), the idea being always to have a stop close to where you want to go from and another close to where you want to go to - plus the means to get there quickly. The denser the network is, the more it will be in a position to offer a credible alternative to car travel.

The plan is to provide for new high quality public transport bus services (BHNS) to offer an improved transport system between Toulouse and the surrounding towns.

€1.9 billion
of investments in the Urban Mobility Plan

115 million trips made
on the bus-metro-tram network in 2012

More than 485 miles of cycle paths for
a proactive Plan to encourage cycling
Better quality of life in the city

The "rose-red" city of Toulouse is right at the heart of the south-west of France, between the Mediterranean and the Atlantic. It achieves a striking combination of modernity, art de vivre and cultural heritage. Toulouse will win you over by its human warmth, fine food, historic heritage, passionate enthusiasm for rugby and easy lifestyle. This great city first emerged some 2,000 years ago on the banks of the mighty Garonne River. Since then it has seen so much human history unfold, as shown by Saint-Sernin (the largest Romanesque basilica in Europe), the huge 17th century engineering works of the Canal du Midi and the Cité de l'Espace space museum. Once capital of the Visigoths, Toulouse is now Europe’s aeronautics and space capital.

The city looks to the future with an ambitious urban project.

A vibrant heart for the metropolis

The first stage in the re-development of Toulouse city centre was Rue d’Alsace-Lorraine.

This busy shopping street, driven through the inner city in the 19th century, has been transformed into an open-air space where pedestrians and cyclists have priority. Half way down, the remodelled Charles-de-Gaulle Square forms a natural way through to the nearby Place du Capitole.

The Garonne River again focuses attention

A broader perimeter for the re-development study, lying within the boulevards that encircle the historic centre, has been entrusted to Catalan urban architect Joan Busquets and French landscape designer Michel Desvigne. Here, change will be evolutionary rather than revolutionary, making place for plants and trees and opening out onto the Garonne that will be made more readily accessible. A project to develop and take full advantage of what the river and its banks have to offer will extend over 20 miles running through the metropolis from north to south.
The emergence of eco-districts

The introduction of new neighbourhoods fits in with a pattern of urban development and a determination to harmonise with the surrounding parts of the city. The whole idea is to propose a new urban structure that fosters functional and social diversity while taking the environmental dimension into account.

In parallel with this, the Grand Projet de Ville will address another challenge in renovating the working class districts to fight against exclusion and remodel links with the city.

Located

- 95 miles from the Mediterranean
- 155 miles from the Atlantic
- 68 miles from the Pyrenean ski resorts
- 2,000 hours of sunshine a year

Vidalhan eco-district
Major structural projects

The city of tomorrow is in the making.

Major construction sites, new infrastructures and new facilities are transforming Toulouse and its conurbation. The metropolis is pulling out all the stops to become more attractive, sustainable and solidarity based and realise its ambition to join the ranks of the major European metropolises. All these urban projects will contribute to giving the rose-red city the image of a centre for innovation, resolutely turned towards the future. The dynamism that springs from this will attract future investments seeking a favourable environment.

Toulouse EuroSudOuest
Multimodal exchange hub

The high-speed rail link will put Paris 3 hours 15 minutes from Toulouse.

To accommodate this flagship project, the neighbourhood around Toulouse-Matabiau Station will be revamped. The creation of a multimodal hub will facilitate exchanges between the various modes of transport (high-speed intercity train, regional train services, bus and metro routes and cycling) and will set Toulouse at the heart of a local, regional, national and European railway network. This project also includes an extremely significant tertiary element with offices and shops alongside housing and public amenities. Development of this neighbourhood has been entrusted to architect and urban planner Joan Busquets who is already responsible for re-development of Toulouse’s historic centre.
**Toulouse Montaudran Aerospace (TMA)**

international showcase for the skies and space

This future international scientific campus will bring together the best skills relating to aeronautics, space and airborne systems, to include: The Technology Research Institute (IRT) specialised in those fields, the Espace Clément Ader and the Maison de la Formation training centre. It will take part in development of the world recognised Aerospace Valley competitiveness cluster.

The Espace Clément Ader accommodates one of the largest European technical and research platforms devoted to engineering, materials and composites and intensive computing. Designed by urban planner David Mangin, this project covering an area of 138 acres with 240 m² dedicated to the tertiary and the research /higher education.
The Oncopole
a multidisciplinary campus devoted to the fight against cancer

For the first time in Europe, researchers, public and private laboratories, businesses and health facilities will be gathered together around a single discipline, oncology. The Cancer-Bio-Health competitiveness cluster will be closely linked in with this.

The Oncopole brings an entire sector of activity together on a single 544 acre site, ranging from work to discover new drugs right through to delivering the new molecules to the patient. It accommodates two innovative organisations:

- The University Cancer Institute, a medical and scientific project combining research and patient care.
- The Pierre-Potier Centre comprising an incubator for enterprises oriented towards new technologies and a resources centre for multidisciplinary projects around the life sciences.

Sanofi and Laboratoires Pierre Fabre are already present on the site.

Toulouse Métropole Exhibition Centre

to be a major international venue

Delivery 2017

The new-generation Toulouse Midi-Pyrénées Exhibition Centre, ideally located close to the airport and the Airbus complex but less than 30 minutes from the centre of Toulouse, will be purpose-built for major events such as fairs, trade fairs, international congresses, cultural shows and sports competitions.

This ambitious and performance-oriented project, designed by architects Rem Koolhaas and Clément Blanchet (OMA Agency) with whom a number of Toulouse architectural firms have teamed up, will fit harmoniously into its surrounding environment.

This park will finally offer 100,000 m² of working surface area including a major modular hall (able to accommodate up to 15,000 spectators), 40,000 m² of indoor exhibition halls with just as much space available outdoors and an underground car park.
InnoMétro
a new urban dimension for South-East Toulouse
with the arrival of the underground in 2019

Labège-Innopole, the main business park in Midi-Pyrénées, will see its perspectives for growth boosted with the arrival of the metro late in 2018. This development imposes a renewed urban and economic vision of the south-east of Toulouse, the goal being to move towards new urban forms, a new relation between the neighbourhoods and the city, combining a dense urban centre with activities and housing based on innovation and creativity.

More than 74 acres will be organised around a multimodal station towards which various forms of transport, both public (with trains, the metro and bus routes) and individual (including bikes and cars) will converge.
Projects under development

Attractive commercial real estate over the entire area

The market for offices and business premises in the urban area benefits from a favourable environment. New business parks and urban operations combining offices, housing, shops and services make for so many thriving communities. The aim of bringing homes and places of work closer together while promoting sustainability and public transport will shape how the Toulouse urban area is developed.

Tomorrow’s economic vitality will stem from the places where major projects emerge and where these new living and working spaces develop.

Toulouse Métropole

Toulouse is shifting development into top gear.

How to plan and develop the region is one of the major issues facing the metropolis.

Development of existing neighbourhoods and the creation of new ones are generating a varied portfolio of high-quality but competitive properties. 133,500 m² of offices and 120,000 m² of business premises have been put on the market on average every year for the last 5 years.

Andromède

the first eco-district to be built in Toulouse

This 520 acre eco-district to the north-west of Toulouse is booming. It is growing at the heart of the aeronautical cluster (with more than 60,000 potential jobs), with Airbus, its headquarters and the Jean-Luc Lagardère A380 Final Assembly Line being in the forefront.

Andromède offers more than 200,000 m² for tertiary activities, integrated within a spacious 170 acre natural setting. Urban and landscaping developments have been completed and more than 2,000 housing units have been delivered.

Public facilities and the tram service are operational. This is also a business area offering offices of international prestige. Three office buildings, answering to current bioclimatic standards, already host Airbus, Sogeti, Téléperformance and soon Safran and Akka.

Balma Gramont

driving force for development to the east of Toulouse

This strategic space to host tertiary activities is being developed to the east of Toulouse over more than 260 acres around four sites: the Vidaillhan eco-district, the tertiary campus of la Garrigue, the Colline de Thégra and the La Tuilerie industrial estate.

The Vidaillhan eco-district, which is directly accessible from the eastern orbital motorway of the Toulouse metropolis and close to line A of the metro, is now really taking off. It is prize-winner of the 2011 “Eco-district” call for projects launched by the French State. Out of the 200,000 m² of offices and scheduled service areas, 40,000 have already been delivered or are undergoing construction.

Natural spaces and shared gardens are dispersed around this site where 1,700 housing units are being built.
La Cartoucherie
the eco-district that symbolises the Toulouse of the future
This eco-district with its planned 90,000 m² of tertiary activities is a flagship project now being built right in the heart of Toulouse, with all the advantages of a prime strategic location. It sits astride the most fully-developed part of the public transport network in the city, being served by the tramway, metro, regional rail service and bus routes. But in addition to this, direct access to the orbital motorway and the international airport represents a huge advantage for its future development.

The Cartoucherie benefits too from a wealth of public services and shops locally, a number of cultural amenities and generous green spaces to vouchsafe the quality of the living and working environment. This neighbourhood is located close by the Purpan University Hospital Centre, higher educational institutions and a student campus.

Saint-Martin/Ramassiers
two spaces at the heart of the aeronautics cluster
Right at the heart of the aeronautical cluster to the west of Toulouse, this mixed use neighbourhood occupies more than 740 acres next to the Saint-Martin-du-Touch site of Airbus, the biggest regional prime contractor.

Several tens of firms working in the aeronautical, digital technology, services and subcontracting sectors (with more than 21,000 jobs in all) have already located to this quality environment that includes retail outlets and housing.

Almost 100 acres out of a total of fifteen tertiary or combined use lots are to be put onto the market.

The urbanisation of spaces close to the Ramassiers and Saint-Martin (line C) rail halts is coming to fruition with a combination of housing, tertiary activities, shops and amenities being programmed.

Borderouge
a new neighbourhood within easy distance of the city centre by metro
Just a 10 minute ride on the metro from Toulouse’s main square, the Place du Capitole, the Borderouge district is truly urban in nature while set in an exceptional green landscape with its city gardens connected by footpaths to the iconic park of la Maourine.

This business park dedicated to tertiary activities is a place for all, already accommodating several thousand inhabitants. It is provided with many facilities and public services, a local retail centre, and soon a hotel and an apartment hotel, as well as cultural amenities including a museum, music venue and cinema.

Now fully undergoing development, its northern part, right next to the metro and intermodal station, is seeing the emergence of its tertiary cluster covering 38,000 m².
To the south-east of Toulouse
the Sicoval area

The Sicoval area, forming a south-eastern gateway into the Toulouse agglomeration, and availed of what must be the most privileged scientific, university and economic environment in Midi-Pyrénées, has managed to develop an extremely hospitable and innovative business location.

It counts some 6,500 institutions and companies with 33,000 employees.

Labège-Innopole,
leading business park in Midi-Pyrénées

Labège-Innopole provides the most comprehensive service industry coverage of the entire conurbation, hosting a dense network of 700 powerhouse SMEs and innovative start-ups in the most representative sectors of the Midi-Pyrénées region. A wide range of services and leisure activities is available to business leaders, employees and students who are present on the site daily, that is some 100,000 people.

The site accommodates two structural projects: the Digital Village, bringing together the major players in the ICTs in the region, and BiotechPark. In 2012 it was awarded the "Very High Speed Broadband" label.

The arrival of the metro rail link in 2018 will change the face of travel in the south-east of Toulouse making this area both more attractive and accessible.

La Masquère
dedicated to health

Extending outwards directly from Labège-Innopole, La Masquère business park for health, medical technologies, etc. offers just over 100 acres of development land.

Deyme Les Monges
on a main highway junction

This business park will cover around 30 acres lying right next to the A620/E80 motorway junction for the Montpellier, Barcelona and Marseille directions. In the same sector, Sicoval Sud is starting to emerge as a balanced economic and residential centre that will include a major cluster of economic activities (around 500 acres) to foster the development of local businesses and the location of new activities.
Bordes Blanche
(at Pinsaguel-Roquettes)
priority to the green economy

The Bordes Blanche development project that takes the shape of a combined urban development zone (or ZAC) aims to answer to the sustainable development issues faced by the region. It plans for the location of high value added jobs close to a neighbourhood with quality housing. The aim is to make this project exemplary in environmental terms thanks to project development options and in attracting innovative businesses working in the green economy sector.

The proximity of transport infrastructures, especially the RD 820 main road and the Toulouse-Foix rail link make this an ideal site to locate.

This cluster will be built on a 150 acre plot including 37 for housing, 30 for crafts and trades, 9 for shops and 25 for industry.

Ferrié Palarin
(at Portet-sur-Garonne)
a strategic location

This project has big real estate potential with more than 170 acres of development land.

Its strategic location on the close outskirts of Toulouse alongside a major shopping complex, close too to the Oncopole and major highways (A64 motorway and RD120) is a big advantage for this zone.

The Ferrié Palarin site, a future mixed neighbourhood, is located opposite the metro station making for a 7 minute trip into Toulouse.

This station suggests there will be major opportunities in terms of urban design relating to the forthcoming arrival of a high quality public transport bus service for transit to the Oncopole.

Les Bonnets
(at Muret)
The Soplami Company, specialised in thermoforming for the aeronautics industry, has located next to the Muret-Lherm aerodrome, south-west of Muret, marking the commencement of an industrial cluster destined to develop on this 57 acre zone. A privileged location close to the great Toulouse metropolis.

Les Eole

To the south-west of Toulouse, the Muretain area

The Muretain environment has been preserved thanks to well-balanced economic and demographic growth. The diversity of commercial, trades and industrial activities present on the host sites makes for an environment that is conducive to the successful pursuit of a host of projects.

Almost 5,200 enterprises representing more than 20,000 jobs have located in this area.

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