

Extension project Parc 2 Walt Disney Studios

PUBLIC MEETING IN CHESSY

Wednesday November 14 2018 – Groupe Scolaire Tournesol - Salle Eleonore
4 rue du Bois de Paris - 77700 CHESSY

Meeting report and summary of discussion



The second public preliminary consultation meeting on the extension project for the Walt Disney Studios took place on Wednesday, November 14, 2018 at 6:30 pm in Chessy and was attended by 100 people (in addition to those directly involved in the project).

The meeting was facilitated by Delphine SAJAT, from the IPSOS market research firm.

Fatima OUASSAK, one of the two guarantors for the consultation, appointed by the Commission Nationale du Débat Public (CNDP), was present for the entire meeting.

The general contractors for Euro Disney and the E.P.A. (Etablissement Public d'Aménagement) were represented by:

- Mr. Fausto ROTELLI, Director of Strategic Affairs, Euro Disney
- Mr. Damien AUDRIC, Director of Land Development, Euro Disney
- Mr. Laurent GIROMETTI, Managing Director, EPAFrance

Statistics for the meeting on 14 November 2018 are as follows:

96 Personnes interviewées par Ipsos (sur environ 100 participants non impliqués sur le projet).

67% D'hommes

33% De femmes

76% des interviewés vivent dans une commune de l'agglomération de Val d'Europe (+ Montévrain inclus)

Versus 66% réunion 1

14,6% vivent dans une autre commune du département 77.

51% travaillent dans une commune de l'agglomération (+Montévrain)

Versus 65% réunion 1

26% sont des Cast Members (hors personnes impliquées directement dans le projet) ou fournisseurs directs de DLP.

56,3% travaillent dans le secteur public ou privé sans lien avec DLP (**4,2%** de personnes travaillant dans les collectivités locales de VDE)

Egalement **4,2%** d'étudiants, **11,5%** de retraités, **1%** sans emploi

	Réunion 1	Réunion 2
Moins de 18 ans	0,0%	2,1%
18 à 29 ans	18,9%	16,7%
30 à 44 ans	52,8%	27,1%
45 à 59 ans	17,0%	34,4%
60 à 70 ans	9,4%	12,5%
71 ans et plus	1,9%	7,3%



INTRODUCTION TO THE MEETING

Delphine SAJAT, IPSOS facilitator, welcomed participants and explained her role in moderating the meeting and the expected interactions between contractors and participants.

The theme of the second conciliation meeting for the extension of the Walt Disney Studios was as follows:

“Introduction to the project and to the preliminary conciliation process” then: **“Managing ‘good neighbor’ status of the new installations, protecting the environment and managing natural resources”**

The rules of decorum for the meeting were explained: the people speaking were asked to introduce themselves, stating their name and if necessary the town they live in or their status (for example, working at Euro Disney, local politician), questions were to be clearly articulated and phones were to be put on silent. She also reminded people of how important a “positive spirit” was, along with showing respect for the people speaking during the meeting.

Next, she presented some statistics relating to the traveling bus tour (prior to the consultation meeting):

- **1,473 people saw the video shown in the bus,**
- Of 859 interviewees, 66% live in a municipality in Val d'Europe (including Montévrain) and 22% in another municipality in department 77.
- 60% work in Val d'Europe and/or Montévrain. 49% work in the private or public sector outside of EuroDisney, 6.2% students, 9.4% retired and 4.1% unemployed.

The four key questions that mainly came up prior to the meetings and at the first consultation meeting, and that were covered by the speakers were:

- *“Can we have more details on the ‘what, when, and where’ of this extension?”*
- *“What impact will this have on my everyday life as a local resident, particularly in terms of building work and subsequently noise pollution?”*
- *“Will public transport, trains and roads follow?”*
- *“What is the impact on jobs in the region? And the financial advantages for the towns in the area and their inhabitants?”*

The consultation website with FAQ (Frequently Asked Questions) and updated documents:

<http://disneylandparis-news.com/concertationwds/#faq>

Mr. Olivier Bourjot, Mayor of the town of Chessy, thanked the audience and apologized for being a few minutes late, which delayed the start of the meeting, and also for the lack of chairs in the room, due to the turnout being so high. He recognized a few people in the room who were there for the first meeting and shared their need to acquire more detailed information here, and encouraged inhabitants to ask any questions they had about nuisance issues during building work, and also after its completion, during operation of the extension. He hoped that, within the framework of this consultation, things could be improved and that development of Euro Disney would be optimally integrated into the population.

Fatima Ouassak, guarantor of the consultation, appointed by the CNDP (Commission Nationale du Débat Public), presented the framework and modalities for the consultation along with the role of the guarantors, who are independent and impartial in relation to the contractors, i.e. Euro Disney and the E.P.A., which brought in the CNDP – an independent authority - which subsequently decided on a preliminary consultation meeting. This is a regulatory procedure in line with the environment code, since this project is likely to have an environmental impact, and the goal is to give inhabitants a chance to speak, while giving equal weight to each person’s opinion, in debating the opportunity that the project presents, the social and economic stakes, and any alternatives. Their job is to ensure compliance with requirements for informing the public, e.g. having a website where people can ask questions and find answers. Lastly, they report on the decisions made after the conciliation meeting.

Fausto ROTELLI, Director of Strategic Affairs, Euro Disney, welcomed participants, who had turned out in large numbers. He explained to the audience that the extension would be presented during the evening, with two new lands: Frozen and Star Wars, based around a water area. He is in charge of the correct rolling-out of the extension project and of public consultation.

Laurent GIROMETTI, Managing Director, EPAFrance and EPAMarne. He explained that the E.P.A. is an Etablissement Public d’Aménagement, i.e. a public company created on the initiative of the state and whose job is to serve as a developer (land acquisition, building road infrastructures and public spaces). The E.P.A. has been present on the site since its creation in 1987 for the Disneyland Paris park, but also for all the urban developments that constitute the Val d’Europe. He would answer questions relating to infrastructures and planning/layout. The E.P.A. works on a daily basis with politicians, Euro Disney, and other public players such as the Conseil Départemental, the RATP (Paris Region transport network) and the SNCF; in that capacity, he would try to answer questions and provide any information he has on these topics.

Damien AUDRIC, Director of Land Development, Euro Disney. For the past two years, he has been in charge along with E.P.A.France of monitoring infrastructures, transport, urban planning, architectural outlines for all developments in the park, resort (hotels, golf course for example) and urban developments (Quartier des Studios, du Centre, du Lac and other districts developed in Val d'Europe). He assured the audience that all these developments could take place harmoniously, this is an important point that finds concrete expression in their projects.

PRESENTATION OF THE PROJECT BY THE GENERAL CONTRACTORS

Fausto ROTELLI presented the extension project:

He went over the origin of the park extension project, which goes back to 1987 with the signing of the agreement between the State and Euro Disney on the creation of the park in France. The E.P.A. was created on this occasion. This extension is central to Euro Disney's vision of presenting the most immersive experiences possible. The goal is to ensure the harmonious roll-out of tourist and urban development projects, through consultation.

The location of the project is "exceptional" since it provides a perfect connection to Paris, the airports and the main French and European railway stations. It is situated in the municipality of Chessy, close to the Marne La Vallée hub. The extension would involve the creation of two new lands, Frozen and Star Wars, with a central water area enabling the creation of a coherent whole, with a path between the two. The building work is planned for 2019 and the new lands will come with restaurants and a variety of attractions.

This development will enable the creation of 1000 direct jobs and additionally 3000 indirect jobs, along with training opportunities covering 500 skill areas. He reminded the audience that 25 million euros were invested in training in 2017.

In relation to taxation: an estimated 5 million euros a year for local authorities. For every 10 euros invested by Euro Disney, 1 euro is invested by the public. That's what makes the region so attractive and that's why there are many public development projects.

Damien AUDRIC completed his presentation by stating that the extension is important in maintaining the development of urban planning in the region and in satisfying the public.

He mentioned that these extensions are part of a *zone d'aménagement concertée* (joint development zone), a zone that was studied by the E.P.A. in 2013. The environmental impact study is currently underway, it will enable the following:

- AVOID
- REDUCE
- COMPENSATE where applicable to minimize impacts and ensure the project fits into a sustainable development goal that is important to Euro Disney.

NO QUESTIONS AT THIS STAGE OF THE PRESENTATION

PRESENTATION OF ENVIRONMENTAL IMPACT AND NUISANCE ISSUES

The complete text of the presentation made at the public meetings can be found in the PRESENTATION SECTION [http://disneylandparis-news.com/concertationwds/?page_id=3784]

INTERACTIONS WITH THE AUDIENCE – ENVIRONMENT -

All Q&A for the public meetings can be found in the FAQ [<http://disneylandparis-news.com/concertationwds/#faq>]

- The scale of the environment in general should be considered, and not just on the scale of the ZAC zone
- Height of future attractions
- Connection of the network of storm water retention ponds (basins)
- Procedure to obtain (public) impact study documents (PLUI) with Val d'Europe Agglomération
- The basins and their impact on biodiversity
- Energy savings in relation to new construction and compliance with the decree of 2020
- Construction of new “passive” buildings
- Organization in charge of maintaining basins and sorting waste inside and outside the park
- Development of new green spaces

INTERACTION WITH THE AUDIENCE – NUISANCE ISSUES –

- Size of the berm or merlon, and if this will be enough to protect from nuisance issues in 5-story buildings
- Whether the berm/merlon will be constructed in the beginning or at the end
- Whether there will be fireworks or noisy attractions once the extension is open to the public

PRESENTATION OF INFRASTRUCTURE DEVELOPMENT (roads and bike paths)

Presentation by Laurent GIROMETTI, E.P.A.

The complete text of the presentation made at the public meetings can be found in the PRESENTATION SECTION [http://disneylandparis-news.com/concertationwds/?page_id=3784]

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- Concern in having bike parking areas
- Having a bike path above the TGV due to lack of a connection
- Concern with traffic during the infrastructure work on the roads
- Doubts about plans to change traffic circles into intersections with traffic lights mentioned for the T-Zen

- The potential for having a smart-city as part of the new development (smart traffic light system)
- Overhaul of the pedestrian bridge above Avenue Hergé
- If there will be more frequency with the RER A trains

FINAL SERIES OF Q&A

ABOUT HOUSING

- Current lack of housing, projection for future employees (direct and indirect jobs)
- Social housing
- Concern with the development of AirBnB for some inhabitants

ABOUT BUILDING WORK

- If there will be a provisional road during the building work
- The itinerary for trucks during building work
- If traffic will be hindered by the constant passage of trucks
- What will be done with the earth excavated in building the lake area

ABOUT THE IMPACT ON TOWNS ADJACENT TO THE VAL D'EUROPE AGGLOMERATION

- Involvement of Montévrain and its politicians in discussions

IPSOS'S CONCLUSION

Delphine SAJAT concluded the meeting, expressing her satisfaction with the high public attendance and the interest shown in the project. Post-Its were available to the public to write down any comments on both form and content of the meeting, along with any other questions, which would be considered for future meetings.

She stated that the general contractors would be available in the room to continue certain discussions and meet anyone wishing to talk to them.

Fausto ROTELLI thanked the participants and closed the meeting at approximately 9:30 pm.

Website address for the conciliation <http://disneylandparis-news.com/concertationwds/> where the report on the meeting will be posted and where the FAQ (Frequently Asked Questions) will be updated with answers to the questions raised that evening, asking new questions if needed before the next meeting.