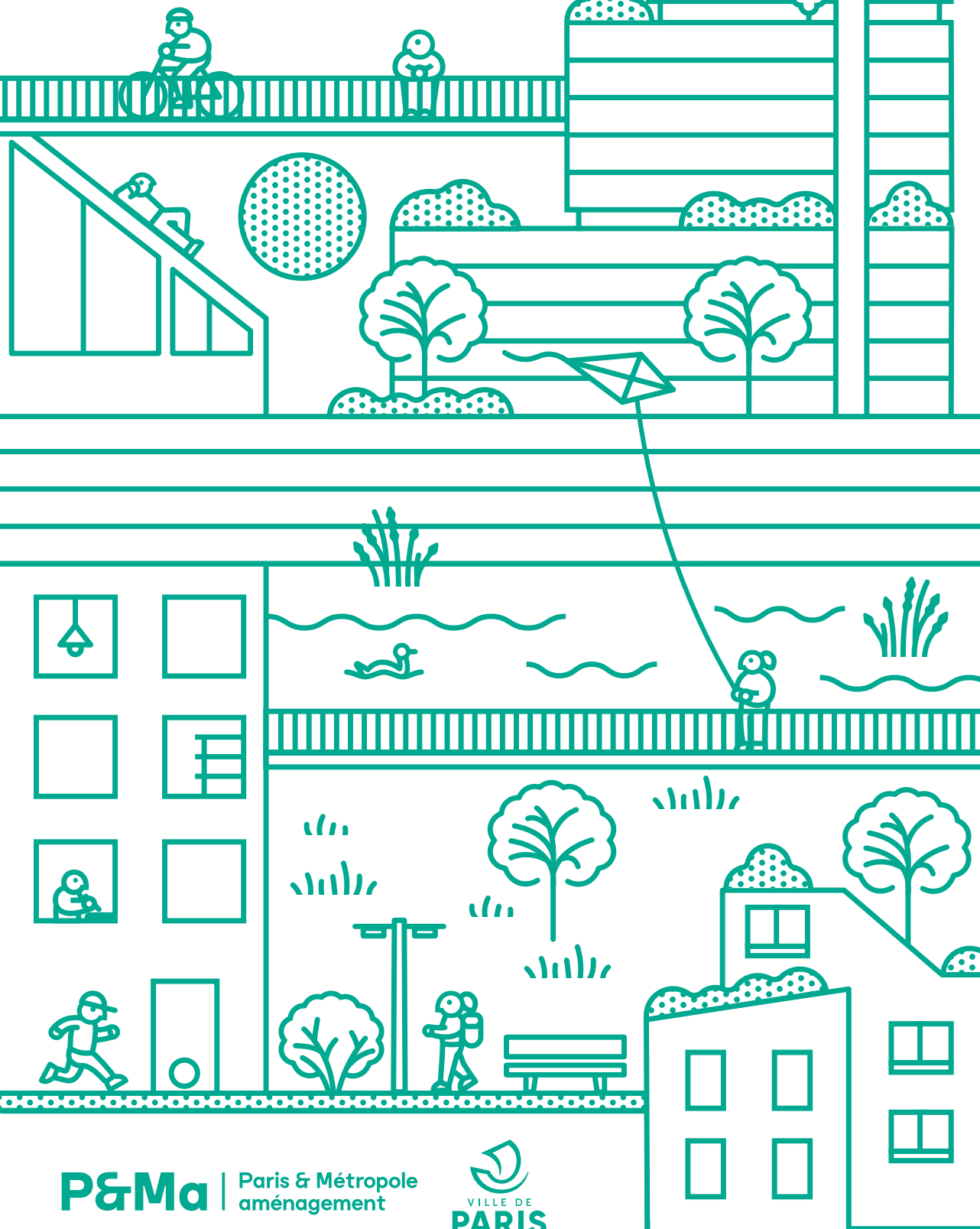


# Clichy- Batignolles

Paris 17<sup>th</sup>



**P&Ma** | Paris & Métropole  
aménagement

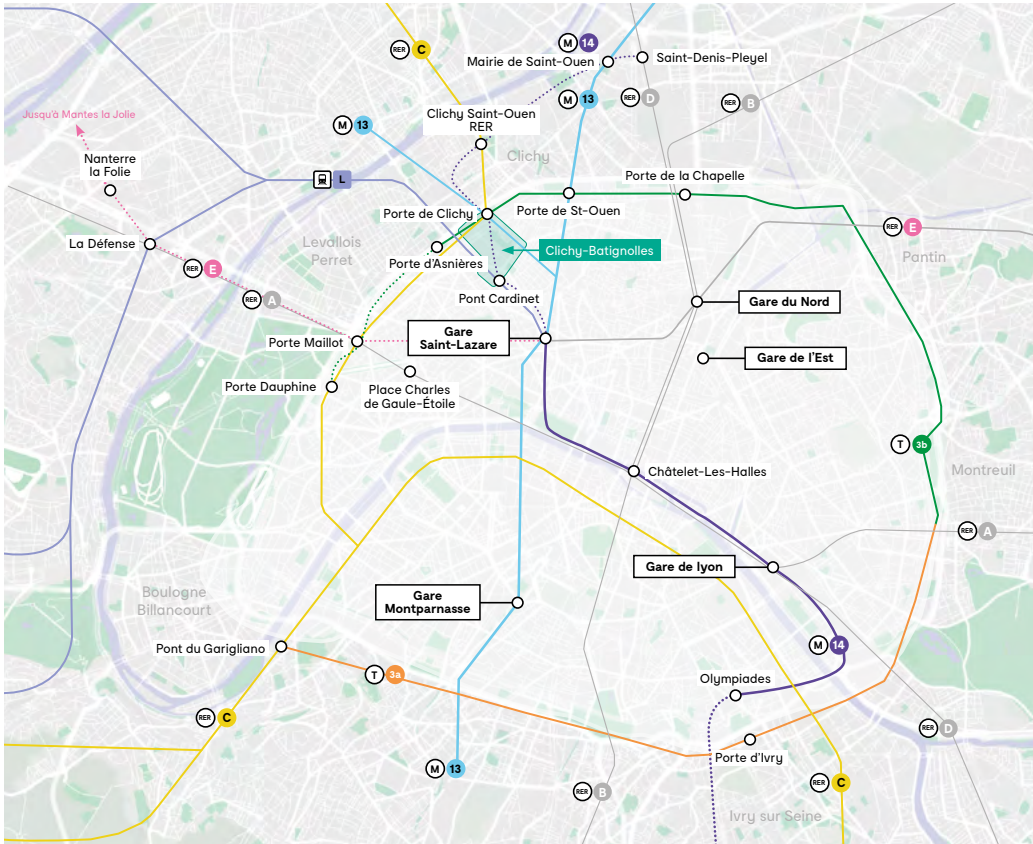


A new urban quality

# A new urban quality for northwest Paris

The scale and ambition of the Clichy-Batignolles eco-district makes it one of the top ongoing urban projects in the Paris area. It's unfolding on 54 hectares at the former SNCF rail yard in the north of the Batignolles neighbourhood (Paris 17th arrondissement). This mixed-use area centres around Martin Luther King Park, one of Paris's largest, and has all the ingredients of a city unto itself. The architecture of the buildings maximises the benefits of the park, the railway landscape and opportunities to build apartment buildings up to 50m high.

In the north sector of the site, the obstacle of the ring road is reduced, making way for a new metropolitan hub centred on the emblematic 160m-high Paris Courthouse designed by the architect Renzo Piano.



The site has excellent transport services further strengthened by the arrival of Metro line 14 in 2020.

# A neighbourhood near completion

The project is mostly finished. The first section of park opened to the public in 2007, and now the rest has been completed along with almost all the real estate projects. The last worksites in the north sector are progressing at a steady pace for full completion of the project by 2023, with eventually some 7,500 residents and 12,700 jobs in the eco-district.



## A residential area, active and lively

Clichy-Batignolles concentre une forte mixité urbaine autour d'espaces publics généreux :

- A 10-ha park: a vast open space in northwest Paris
- 3,400 social, capped-rent and open-market housing units meeting diverse needs (families, students, young workers, dependent elderly), arranged around the park so residents can enjoy the quiet and pleasant views.
- 31,000 sqm of shops and services and 38,000 sqm of facilities, including a 7-screen multiplex cinema, a 9,300-sqm shopping centre and extensive public infrastructure to support neighbourhood life.

- Controlled parking, with a 600-space residential car park on Rue Cardinet and 2 private car parks with spaces for 250 vehicles.
- National facilities: Paris Courthouse, Regional Headquarters of the Judicial Police (DRPJ) and the future Cité du Théâtre in the Berthier Workshops building (currently storing stage sets of the Paris Opera House) bringing together under one roof the Odéon-Théâtre de l'Europe, the Comédie Française and the French National Academy of Dramatic Arts (CNSAD) to form a metropolitan centre for the dramatic arts in the north sector on the newly transformed Avenue de la Porte de Clichy.

## A new service sector

Clichy-Batignolles is developing a modern, competitive service sector with 140,000 sqm (excluding the Courthouse and DRPJ) right next to the Paris Central Business District and eventually linked directly to the La Défense business district and Plaine-Saint-Denis economic hub.

## Enhanced public transport

Already served by RER suburban commuter line C, Metro line 13 and Transilien suburban rail line L connecting the Gare Saint-Lazare railway station and La Défense multimodal transport hubs, the eco-district enjoys enhanced service with the arrival of Tramway T3b, extended to Porte d'Asnières in late 2018, and Metro line 14 ready in summer 2020.



# A collective design approach

The west sector of the Clichy-Batignolles project (200,000 sqm of mixed-use development) sits on a 500m slab built 10m above the ground of the city to accommodate railway operations. It was designed through a collaborative approach, with monthly workshops attended by all stakeholders (City of Paris, the urban developer (us), private developers, designers, consultants, residents and others). The approach used dialogue and collective intelligence to achieve the urban qualities and uses expected by elected officials in regard to the stakes of this particular urban development: sweeping landscape, new urban forms incorporating buildings 50m high, sophisticated high-density development and demanding environmental standards. The first phase of workshops took place in June 2012, leading to the completion of the sector seven years later with delivery of the last project in 2019.



# A benchmark for sustainable development

The eco-district embraces the ambitious Climate and Biodiversity plans of the City of Paris and its policies for ensuring Housing for All, reducing the use of cars and providing major urban services. The neighbourhood now has the first Parisian smart grid as part of the CoRDEES\* project, funded through a call for proposals from the European Union. And, in 2020, it became one of the earliest projects to receive Stage 4 ÉcoQuartier certification.\*\*



## Towards carbon neutrality

The Clichy-Batignolles eco-district is aiming for carbon neutrality by combining energy conservation and renewable energy.

### Energy-efficient buildings

The insulation and bioclimatic design of the buildings lower heating needs to 15 kWh/sqm/year (equivalent to the German Passivhaus standard for passive houses) and air conditioning in commercial buildings.

**35,000 sqm of photovoltaic panels on roofs** provide 40% of the eco-district's electricity consumption.

### Geothermal energy

The heating network (heating and hot water) gets 85% of its power from renewable geothermal energy.

## Biodiversity, water and climate

Martin Luther King Park, private space inside blocks as well as roofs emphasise vegetation to address major environmental issues of urban areas. The area's green spaces are places to relax in the busy city. They also serve as ecological bridges for numerous species and as the means for natural management of rainwater with infiltration systems and for cooling of the air through plant transpiration.

→ 6,500 sqm of green spaces have been created inside housing blocks.

→ 26,000 sqm of green roofs, including 8,000 sqm accessible.

→ Martin Luther King Park with 10 ha of nature serves as an urban air conditioner.

## Mobility and air quality

The eco-district limits by design the movement of private cars and trucks and reduces travel distances.

**Besides the public transport hub** serving the new neighbourhood, soft mobility is everywhere and made easy by the park connecting neighbourhoods and new 30 kph zones.

**Manufacturing, technical activities and logistics for Paris** are located close to the ring road and railroad (waste sorting centre, concrete plant, freight).

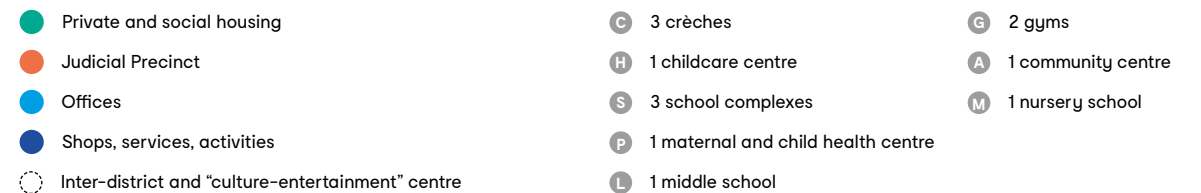
**Vacuum waste collection**, quiet and clean, reduces emissions by eliminating waste collection vehicles and compacting waste before disposal.

\* CoRDEES: Co-Responsibility in District Energy Efficiency & Sustainability. Pilot project focusing on the energy performance of the west sector, led by the City of Paris in partnership with Paris & Métropole Aménagement, the companies EMBIX and Une Autre Ville, and the engineering school MINES ParisTech through its research centre for energy efficiency of systems.

\*\* Stage 4 ÉcoQuartier: Label awarded by the Ministry of Territorial Cohesion and Relations with Local Authorities at the end of a four-stage process (design, construction, delivery, confirmation).



## This aerial photograph captures a vibrant urban development in Paris, France. The foreground is dominated by a large, lush green park with a prominent winding path and a small body of water. To the right, a cluster of modern, multi-story residential buildings with white facades and balconies stands out. The background reveals a dense, sprawling cityscape under a clear blue sky, with a tall, dark skyscraper visible on the horizon. The image highlights the integration of green spaces and modern architecture in a densely populated urban environment.





# East sector: delivery between 2012 and 2016

On the same level as the park, with diversified residential offerings as an extension of the existing city.



## Plot e1

### Programme

Social housing: 4,388 sqm — 63 units  
Crèche: 937 sqm

### Developer

Paris Habitat

### Architect

Franklin Azzi Architecte



## Plot e3

### Programme

Social housing: 3,285 sqm — 49 units  
Shops: 400 sqm

### Developer

SIEMP

### Architect

Bigoni Mortemard



## Plot e2

### Programme

Housing for purchase: 6,129 sqm — 96 units  
Social housing: 1,185 sqm — 20 units

### Developer

Nexity Seeri

### Architect

Périphériques



## Plot e4

### Programme

Student housing: 3,932 sqm — 150 units  
School complex: 4,359 sqm

### Developer

RIVP

### Architect

Philéas K Architecte





### Plot e5

**Programme**  
Housing for purchase: 6,882 sqm — 98 units

**Developer**  
Vinci

**Architect**  
Francis Soler



### Plot e7

**Programme**  
Social housing: 3,755 sqm — 50 units

**Developer**  
La Sablière

**Architect**  
Antonini Darmon Architectes



### Plot e6

**Programme**  
Housing for purchase: 6,416 sqm — 86 units  
Home for dependent seniors: 6,117 sqm —129 units  
Social housing: 3,486 sqm — 46 units  
Ozanam Cultural Centre: 1,165 sqm  
Shops: 668 sqm

**Developers**  
Vinci + Orpéa

**Architects**  
BP Architecture + Atelier du Pont



### Plot e8

**Programme**  
Open rental: 7,151 sqm — 83 units  
Rent-controlled housing: 4,793 sqm — 62 units  
Residential care home: 3,691 sqm — 40 units  
Maternal and child health centre: 284 sqm  
Shops / Services: 139 sqm

**Developers**  
Linkcity + Cogedim

**Architects**  
Gausa + Raveau + Avenier Cornejo



### Plot e9

**Programme**  
Social housing: 8,593 sqm — 125 units  
School complex: 3,319 sqm  
Shops / Services: 497 sqm

**Developer**  
RIVP

**Architects**  
Babin + Renaud Architectes



### Plot e10b

**Programme**  
Social housing: 11,398 sqm — 146 units  
Home for dependent seniors: 6,251 sqm — 100 units  
Shops / Services: 332 sqm

**Developer**  
Paris Habitat

**Architects**  
TOA + AASB



### Plot e10a

**Programme**  
Rent-controlled housing: 7,533 sqm — 107 units  
Shops / Services: 1,182 sqm

**Developer**  
SNI

**Architect**  
MAAST



# West sector: delivery between 2017 and 2019

A dense and mixed-use part of town with a view over the park and railway landscape.



## Mère Teresa Bridge

<b>Programme</b>
Road bridge over the Saint-Lazare railway complex
<b>Contracting authority</b>
Paris Department of Roads and Transport — <i>Direction de la Voirie et des Déplacements</i>
<b>Architect</b>
Wilkinson Eyre

## Passerelle Marcelle Henry

<b>Programme</b>
Crossing over the Saint-Lazare railway complex
<b>Contracting authority</b>
Paris Department of Roads and Transport — <i>Direction de la Voirie et des Déplacements</i>
<b>Architect</b>
Marc Mimram



## Plot o2 — Unic

<b>Programme</b>
Social housing: 3,442 sqm — 48 units
Housing for purchase: 6,643 sqm — 84 units
Crèche: 861 sqm — 66 cots
Shops: 306 sqm
Secondary access → Metro line 14, Pont Cardinet station
<b>Developer</b>
Emerige
<b>Architects</b>
Biecher + Mad



## Plot o1

<b>Programme</b>
Graduate student residence: 3,258 sqm — 100 units
Housing for purchase: 3,112 sqm — 44 units
Rent-controlled housing: 6,232 sqm — 88 units
Shops: 3,903 sqm
Main access → Metro line 14, Pont Cardinet station
<b>Developers</b>
BPD Marignan + Groupe Financière Duval
<b>Investor</b>
Primonial
<b>Architects</b>
Gaëtan Le Penhuel & Associés + Saison Menu + Sud Architectes



## Plot o3

<b>Programme</b>
Student and young worker housing: 4,624 sqm — 152 units
Social housing: 5,949 sqm — 79 units
Offices: 4,801 sqm
Shops: 5,103 sqm
<b>Developers</b>
BPD Margnan + Groupe Financière Duval
<b>Architects</b>
Gaëtan Le Penhuel & Associés + Saison Menu + Sud Architectes





### Plot o4a

**Programme**  
Social housing: 9,942 sqm — 144 units  
Shops / Services: 148 sqm  
School complex / Gym: 6,835 sqm

**Developer**  
Paris Habitat

**Architects**  
Brisac Gonzalez + Antoine Regnault



### Plot o5 — Season

**Programme**  
Offices: 20,113 sqm  
Shops / Services: 1,107 sqm

**Developer**  
Sefri-Cime

**Investors**  
AG2R + La Mondiale

**User**  
Siaci Saint Honoré

**Architects**  
Viguiet et Associés + Agence Search



### Plot o4b — Emergence

**Programme**  
Rent-controlled housing: 3,607 sqm — 50 units  
Housing for purchase: 8,623 sqm — 120 units  
Shops / Services: 447 sqm

**Developer**  
Kaufman & Broad

**Architects**  
Aavp + Aires Mateus



### Plot o6a

**Programme**  
Social housing: 5,278 sqm — 77 units  
Residence for migrant workers: 1,353 sqm — 50 rooms  
Nursery school / Crèche: 2,735 sqm  
Shops / Services: 188 sqm

**Developer**  
3F

**Architects**  
Querkraft Architekten + Sam Architecture



### Plot o6b

**Programme**  
Rent-controlled housing: 3,806 sqm — 56 units  
Housing for purchase: 4,282 sqm — 65 units  
Shops / Services: 404 sqm

**Developers**  
OGIC + Demathieu Bard Immobilier

**Architects**  
Fresh Architectures + Itar Architectures



### Plot o8

**Programme**  
Social housing: 11,165 sqm — 153 units  
Rent-controlled housing: 5,238 sqm — 80 units  
Housing for purchase: 7,374 sqm — 109 units  
Cultural/entertainment/shopping and community centre: 1,122 sqm  
Shops: 1,086 sqm  
7-screen multiplex: 3,663 sqm

**Developers**  
Cinéma SNES (Société Nouvelle d'Exploitation et de Spectacles)  
Linkcity + Nexity

**Architects**  
TVK + Tolila Gilliland



### Plot o7 — Java

**Programme**  
Offices: 23,050 sqm  
Shops / Services: 1,150 sqm

**Developer**  
Emerige

**Investor**  
BNP Paribas Cardif

**Architects**  
Chartier-Dalix + Brenac & Gonzalez



### Plot o9 — Enjoy

**Programme**  
Offices: 16,931 sqm  
Shops / Services: 453 sqm

**Developer**  
Bouygues Immobilier

**Co-investor**  
Caisse des Dépôts et Consignations

**Architects**  
Baumschlager Eberle + Scape avec Alessandro Cambi, Francesco Marinelli et Paolo Mezzalama



# North sector: delivery between 2017 and 2022

Surrounded by major institutional facilities (Paris Courthouse, DRPJ, Cité du Théâtre), Porte de Clichy is transforming into a major square of Greater Paris.



## Paris Courthouse

**Programme**  
104,000 sqm  
160m-high  
38 floors  
10,000 sqm of green roofs

**Developer**  
Groupement Bouygues Bâtiment

**Architect**  
Renzo Piano Building Workshop (RPBW)



## Plot n2 — Stream Building

**Programme**  
Call for innovative urban projects.  
Construction of a mixed-use building comprising offices on demand, coworking spaces, restaurants, party place on the terrace, trade without packaging, agricultural roofing, local beer brewery.

**Developers**  
COVIVIO + HINES

**Investor**  
Assurance Crédit Mutuel + COVIVIO

**Architect**  
PCA-STREAM / Philippe Chiambaretta



## Plot n1

**Programme**  
Rent-controlled housing: 3,060 sqm — 40 units  
Social housing: 2,300 sqm — 30 units  
Student housing: 3,700 sqm — 150 units  
Shelter: 1,080 sqm — 40 units  
Shops: 415 sqm  
Health centre: 440 sqm  
Access → Metro line 14, Pont Cardinet station

**Developer**  
RIVP

**Architects**  
Ignacio Prego + Thibaud Babled



## Plot n3 — Maison de l'Ordre des Avocats (MOdA, head office of the Paris Bar Association)

**Programme**  
Offices: 7,000 sqm  
Shops: 191 sqm  
Access → Metro line 14, Pont Cardinet station

**Developer**  
Sogelym Dixence

**Architect**  
Renzo Piano Building Workshop (RPBW)





### Plot n4

**Programme**  
Offices: 10,655 sqm

**Developer**  
ICADE

**Architect**  
Corinne Vezzoni et associés



### Plot n5

**Programme**  
Offices: 10,344 sqm

**Sold by**  
Espaces Ferroviaires

**Developer**  
ICADE

**Architect**  
Odile Decq

# 10 ha of nature in the city



## Martin Luther King Park

The urban designer François Grether and landscape designer Jacqueline Osty made Martin Luther King Park a central feature of the eco-district. Its 14 entrances and multiple walkways make it a crossroads where pedestrian routes from Rue Cardinet, Avenue de Clichy, and the Boulevard Berthier come together. It is a very contemporary vision of urban nature: unforced and open. It sits between and close to the buildings, lending the virtues of its green landscape to the surrounding neighbourhoods. Through the themes of water, the seasons, and the body, the park provides a feast for the eyes as well as a generous offering dedicated to sports.

With 500 plant species and varied habitats (wet ditch, pond, woods and meadow), Martin Luther King Park is a haven of biodiversity and acts as an urban air conditioner. In 2015 and 2017, it received the EcoJardin label, the benchmark for ecological management of green spaces.



- 10 ha
- 14 entrances
- 500 plant species
- 7,000 sqm of grass
- 9 play areas



# Project stakeholders

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## City of Paris

The City of Paris launched the project in 2002. It is the contracting authority for Martin Luther King Park and the public facilities of the urban development zone (ZAC).

## Paris & Métropole Aménagement

The local public company Paris & Métropole Aménagement, whose capital is held by the City of Paris and Métropole du Grand Paris, is the developer of the Cardinet-Chalabre and Clichy-Batignolles ZACs on behalf of the City of Paris. P&Ma is currently conducting six projects in the Paris area: Clichy-Batignolles, Saint-Vincent-de-Paul, Paul Meurice, Porte Pouchet, Chapelle Charbon and Gare des Mines-Filletttes. It is contributing to the renewal of development models and practices with the goal of reducing the city's carbon footprint and keeping pace with changing lifestyles.

## Espaces Ferroviaires and SNCF Immobilier

Espaces Ferroviaires is the urban development subsidiary of SNCF Immobilier, the real estate entity of SNCF. It is the developer of the Saussure Pont-Cardinet area (2.3 ha), a continuation of Clichy-Batignolles eco-district urban development.

## Urban and landscape project management team

The urban and landscape design of the project was provided by the architect and urban designer François Grether, the landscape designer Jacqueline Osty and the engineering firm OGI.

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## Contact

### Paris & Métropole Aménagement

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