



Masterplan of the 54ha site ©GP+B

Every year, 30 million people visit the Eiffel Tower situated in the heart of Paris. Seven million choose to ascend the monument for soaring views over the city. One of the most iconic landmarks in the world, the site is a victim of its popularity. Fundamental issues like over-crowding, impaired accessibility, lack of services, and overwhelmed gardens have impeded the experience of the Eiffel Tower and its surroundings.

In May 2018 the City of Paris shortlisted Gustafson Porter + Bowman – alongside three other teams from 42 entries – to reimagine the landscape of the Eiffel Tower. Entitled the “Site Tour Eiffel”, this major international competition sought designs that would respond to the rubric - discover, approach, visit – and deliver a landscape that aligns with the City’s vision for a resilient, inclusive and environmentally-oriented future.

Gustafson Porter + Bowman’s ‘OnE’ design proposes a unified central axis that celebrates the Eiffel Tower at the central point between the Palais de Chaillot at the Place du Trocadéro and the École Militaire at the Place Joffre. This backbone creates a readable landscape of regreened spaces: an amphitheatre at the Trocadéro, extended public space at the Varsovie Fountains, the reincarnation of Pont d’Iéna as a green bridge, the creation of two new squares at either end of the bridge, a planted landscape beneath the Eiffel Tower and raised lawns for the Champ de Mars.

Finding and staging new views of the tower, points of interest are created from which to enjoy the site. The central axis ‘landscape of power’ serves to focus the sense of perspective of the Tower from both ends of the site. Overlaying this is a second landscape, one that recalls the French ‘picturesque’ and its history of gardens as places of artistic experimentation and an increase in biodiversity. The human scale is prioritised, so that places for pleasure and pause become invested with their own identity. Intimate garden spaces frame the central axis with a rich mix of ornamental and native planting allowing space for temporary events and installations.

The first phase, which completed in March 2024, is the historic landscape around the Fontaine de Varsovie and reinforces the architectural heritage of one of the most iconic landscapes of the 20th Century. The renovation, which is part of a wider plan to remove vehicles between Trocadéro and the Iéna bridge, has created an enhanced experience for the millions of people that visit the Gardens of Trocadéro to view the Eiffel Tower each year. Over 4000m² of sloped lawns either side of the fountain have been re-turfed and new linear limestone benches at the bottom and the top of the slope provide seating for visitors and protect the historical lawns. The pedestrian promenades have been resurfaced and the adjacent terraces have been planted with over 15,000 new shrubs and perennials. 26 new cherry trees have been planted either side of the fountain reinforcing the perspective of the Eiffel Tower. New lighting masts with cast glass globes have been fitted with sustainable LED sources.

The completion of this initial sector marks the first phase of the wider landscape project that will continue following the Paris Olympics in the autumn of 2024. The next stages to re-green the city, enhance biodiversity and reduce pollution, will include the pedestrianisation of the Place de Varsovie and the Pont d’Iéna, together with the reduction of traffic lanes and the addition of shrub and perennial planting along the Quai Branly.



Aerial view of Site Tour Eiffel



Lena Bridge



Place Joffre



Eiffel Tower gardens



Trocadero



Newly renovated historical sloped lawns, terraces and promenades around the Fontaine de Varsovie. Photography © Hervé Piraud



View from the historic lawns towards the Eiffel Tower. Photography © Hervé Piraud

OnE
Restoration and enhancement of historic landscape around the Eiffel Tower

CLIENT
City of Paris

PROJECT MANAGEMENT
SplPariSeine

DURATION
First stage - Fontaine de Varsovie
June 2019 - March 2024

TOTAL SITE AREA
54ha

BUDGET
€60m

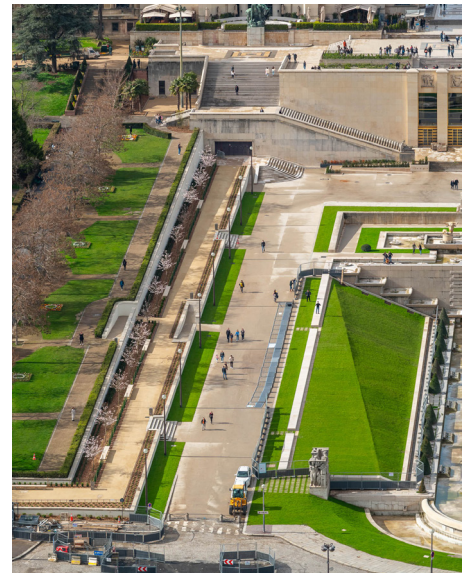
DESIGN TEAM
Gustafson Porter + Bowman – Lead Consultant and Landscape Architect
ALP – Local Landscape Architect
Ma-Geo – Civil engineer
Planete Management – Construction management
Sathy - Kiosks
Devillers et Associés - Urban planning
Chartier Corbasson - Architect
Atelier Monchecourt – Historical architect
Bollinger +Grohmann – Building engineer
Inex Sas – Service engineer
Vpeas – Cost consultant



New limestone seating edge frames and protects the historical lawns. Photography © Hervé Piraud



New alignment of blossoming cherry trees and lighting masts accentuate the axis of the promenades and terraces towards the Eiffel Tower and the River Seine. Photography © Hervé Piraud



Aerial view of the repaved promenade that links the Trocadéro Garden terraces with the historical lawns of the Fontaine de Varsovie. Photography © Hervé Piraud