

# Korean-French Seminar, Seoul, Korea, July 2016



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## Logistics hotels in Paris



# IFSTTAR/University of Paris-East



- French Institute of Science and Technology for Transport, Development and Networks
- Established in 2011 from the merger of INRETS (transport) and LCPC (Infrastructure)
- 1250 employees including 400 tenured scientists, on five locations in France
- A public research institute under the joint supervision of the ministry of Ecology and the ministry of Research
- 80% engineers, 20% social scientists, all transport and transport infrastructure



# The Paris region, the city of Paris and the new Paris *Métropole* (2016)



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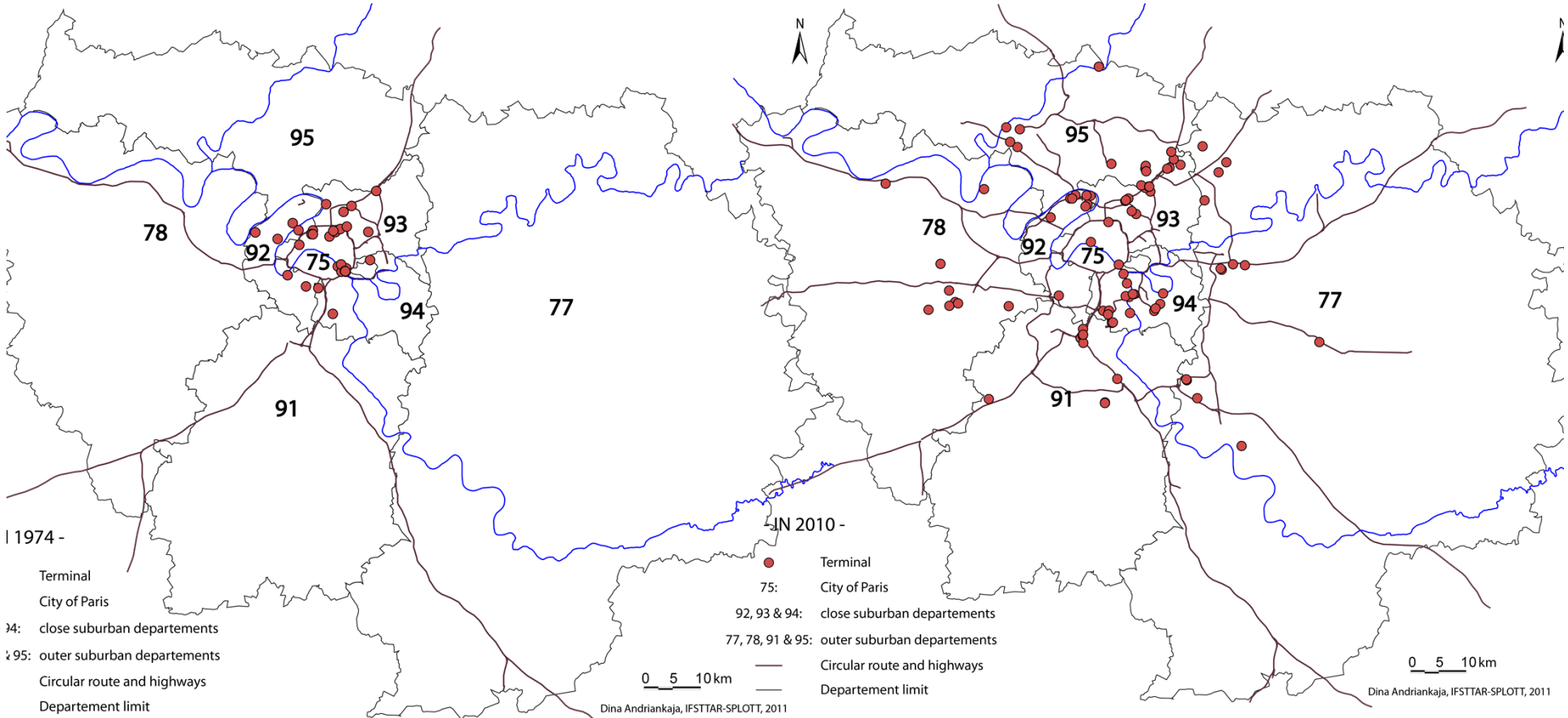


Population: 2 M in city, 7 M in metro, 12 M in region

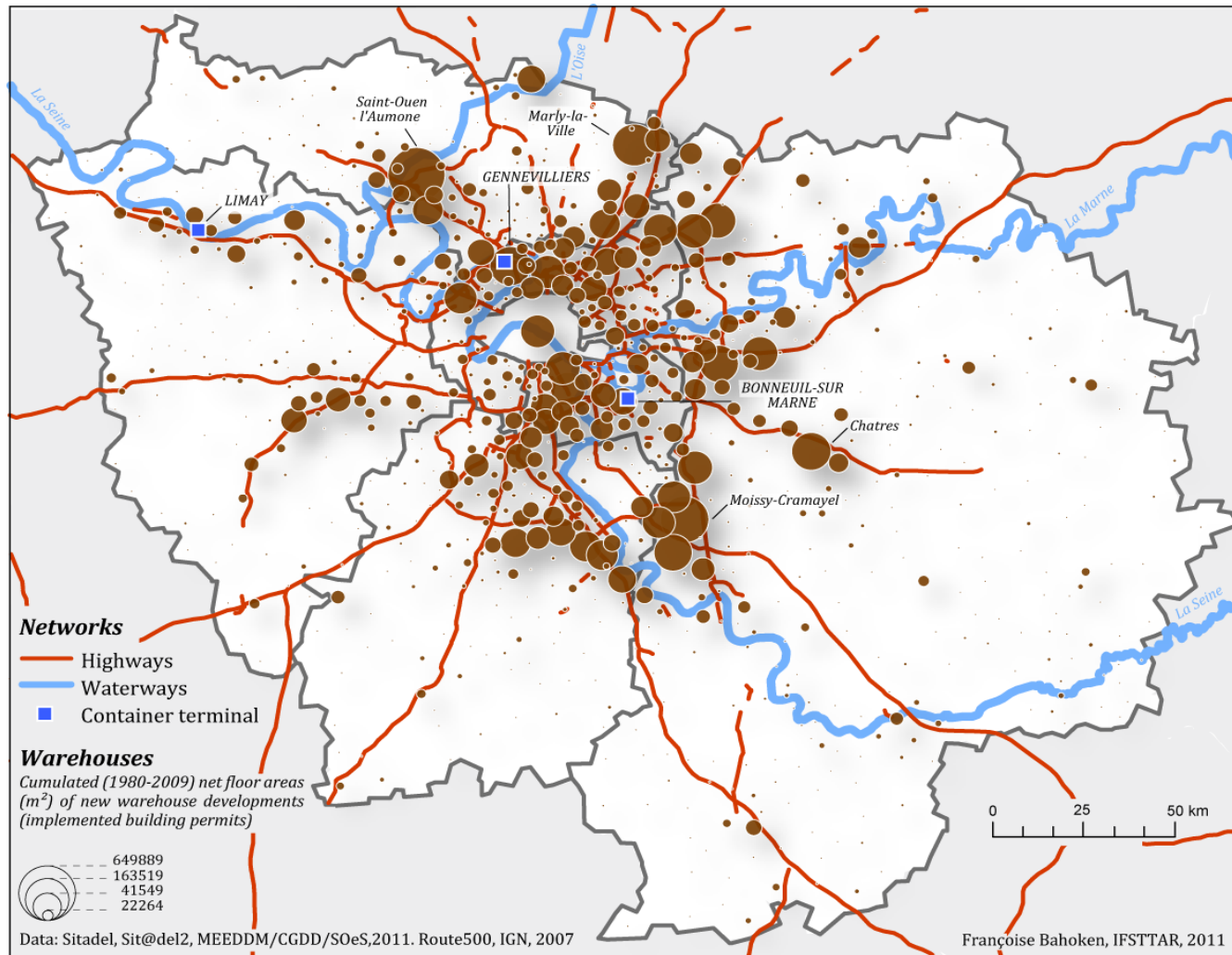
# Perceived issue: logistics sprawl



## Parcel transport terminals: 1974 and 2011



# Logistics sites in the Paris region



Frémont, 2012

# City of Paris priorities for logistics activities



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Addressing **logistics sprawl** - Consolidating freight shipments - Transferring to cleaner modes - Providing **modern logistics facilities** - Increasing **mixed** land uses - Testing new **architecture** and urban planning concepts



# Logistics hotels in Paris: objectives



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- Addressing **logistics sprawl** issues (emissions and congestion) by accommodating logistics buildings in the center of Paris metropolitan area
- Consolidation of freight transport to Paris and transfer to cleaner modes of transport
- Providing **modern logistics facilities** to businesses
- Increasing the **mix of activities**: logistics activities, leisure, datacenter, sport facilities, office spaces, housing
- **Testing new architecture and urban planning concepts** for the integration of logistics facilities in dense urban areas: form, acoustic, energy efficiency

# 2006 Zoning Plan of Paris



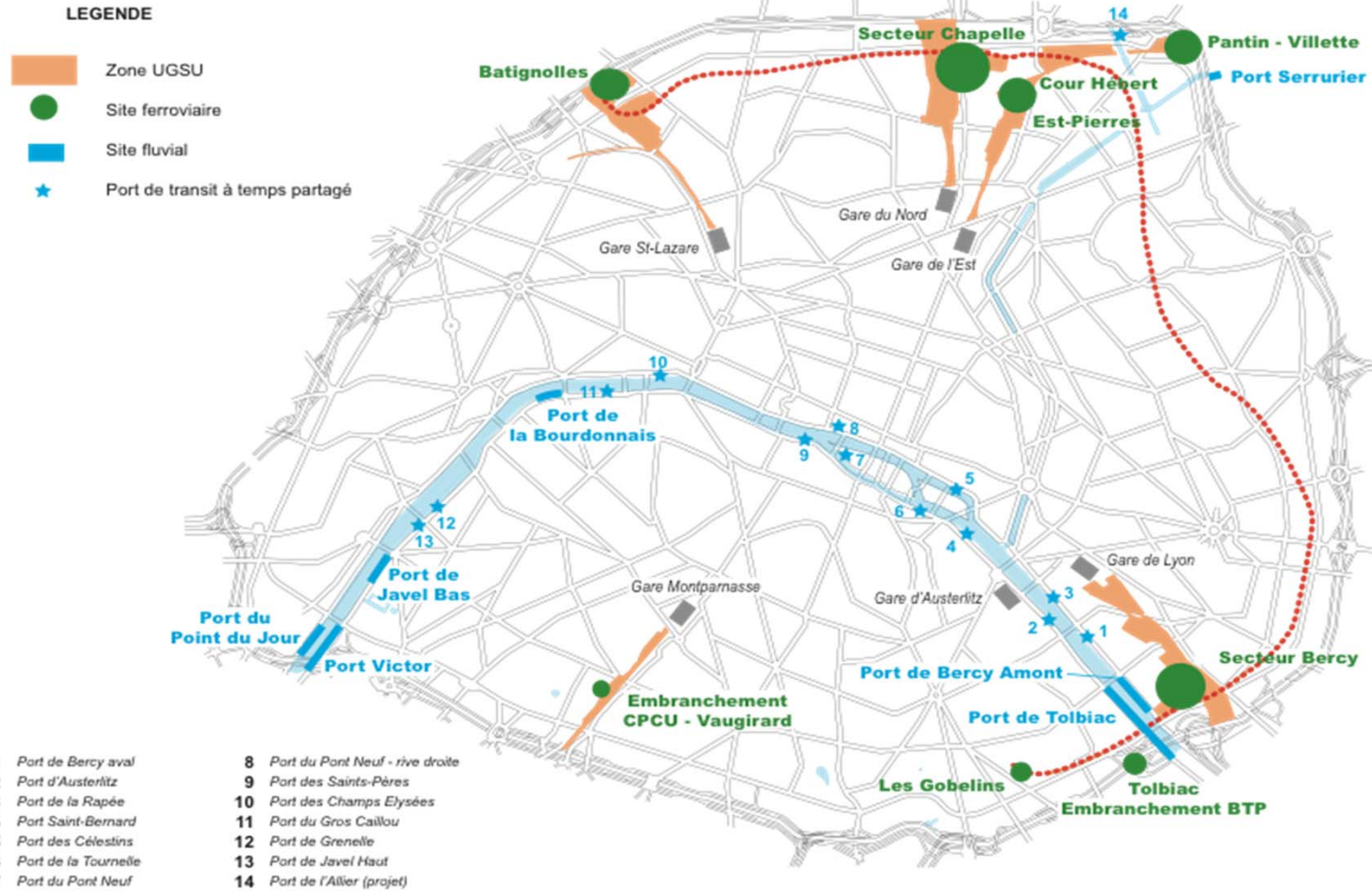
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## LA LOGISTIQUE DANS LE PLU DE PARIS





# 2013 Charter for Sustainable Logistics



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- Signed in 2013 **with 16 strategies**
- Including “logistics hotels”
- Two main projects: Chapelle International (under construction) and Beaugrenelle (operating since 2013)

MAIRIE DE PARIS 

Charter for sustainable urban logistics

| Paris City Hall | 18 September 2013 |



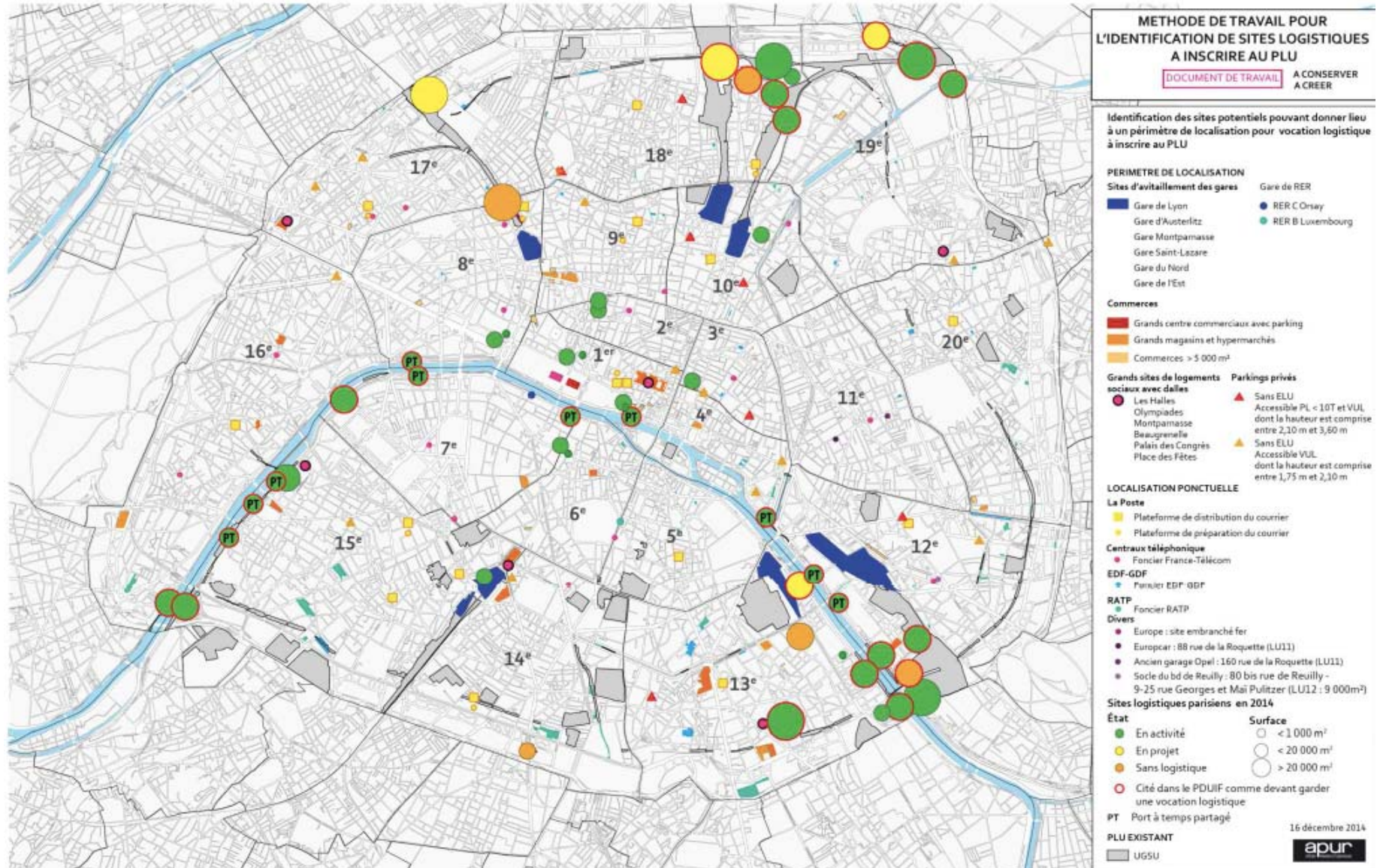
# 2016 zoning plan of Paris: promoting further urban logistics facilities



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# Chapelle International logistics hotel

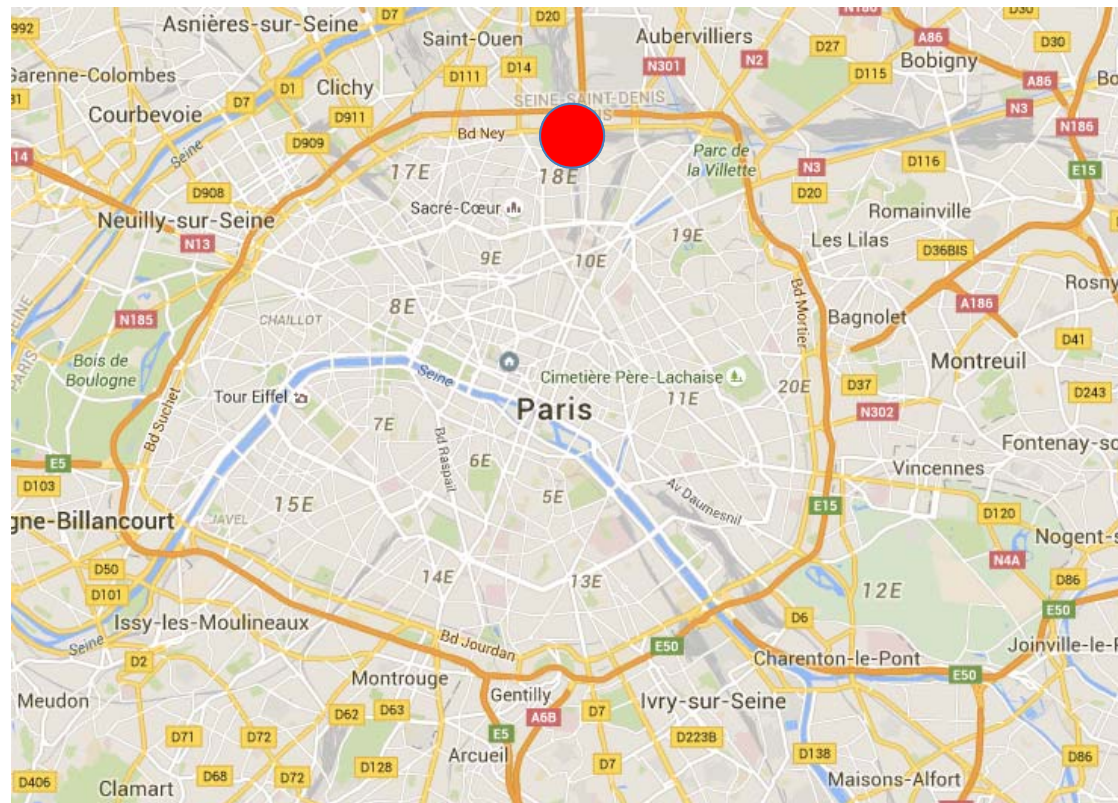


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45,000 m<sup>2</sup> under construction in the North of Paris  
Sogaris (investor), SNCF, City of Paris



## Projects' partners



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- SOGARIS, a logistics real estate developer and manager (main shareholders are city of Paris and other local governments)
- City of Paris
- French rail infrastructure manager (SNCF Reseaux)
- XPO and Eurorail: 3PL companies
- Potential clients: wholesalers, large retailers serving Paris, parcel and express operators
- Planning and zoning city regulators
- Fire and safety administrations

# What will be inaugurated in 2017



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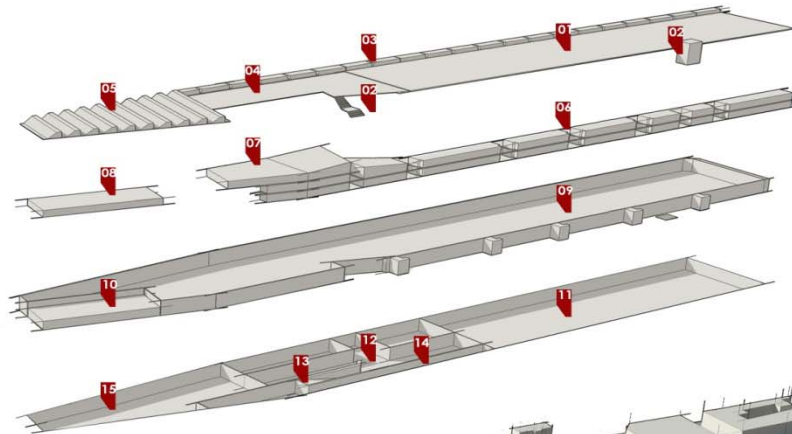


**Foncier:** 1 ha de toiture  
**Programme:** env. 6 200 m<sup>2</sup> DEVE et 3 800 m<sup>2</sup> DJS  
**Permis de construire à déposer**

# Building programme



Aménagés par la Ville de Paris. ( hors projet )  
Toitures en toiture.  
Aurant.  
Structure en 'sheds'.  
3 niveaux. (Aménagements hors projet)  
Sociaux.  
Manœuvres.  
e.



- Urban farm and tennis courts
- Offices and data center
- Urban freight rail terminal
- Urban distribution terminal



## Urban Rail Terminal: rail shuttle

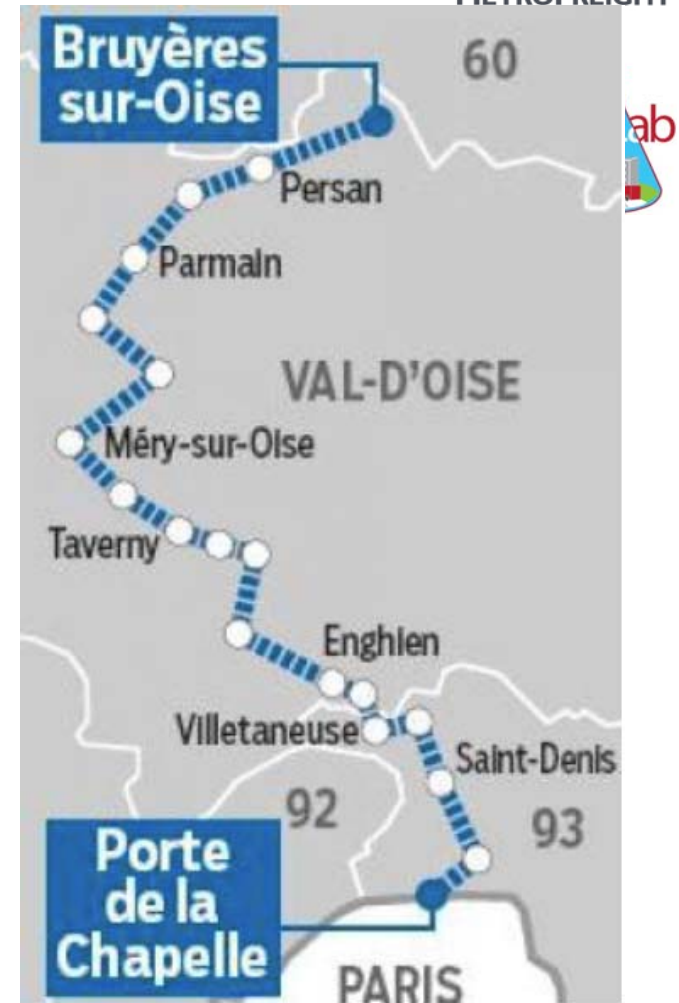


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- Rail shuttle twice a day to carry 40 to 80 lorries from a suburban logistics cluster to Chapelle International
- Agreement signed between Sogaris, XPO and Eurorail in 2016
- Operations planned for 2017



## hold railroads urban rail terminal – March 2016





# One lesson so far: a very long process



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2010: SNCF launches a **request for proposals** for a logistics project

- with rail freight operations (imposed)
- not above 7 metres from street level (imposed)

2011: Sogaris project selected

2012 + 19 months: **building permit**

2013: **Special agreement** for large industrial buildings

2014 Nov-Dec: **Impact Study** and public enquiry

2014: **ICPE permit** (hazardous activities)

2014: **Specific Notice for Rail Safety permit**

2015 Sept: ownership of the site to Sogaris and start of works

2015 Dec: agreement signed with rail operator and logistics provider

2016 Jan: end of excavation works; agreement signed with wholesaler

2016: **'Modifying Building Permit'** solicited

2017 Sept: *expected inauguration*

# One question so far: a risky investment?



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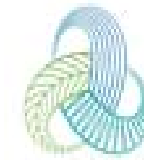
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- Total footprint of 18,000m<sup>2</sup>
- 45,000m<sup>2</sup> of built floor space
  - including 35,000 for logistics activities
  - and 10,000 for other activities: incubator for logistics start ups, training school and offices for logistics, data centre
- 'Fifth façade' with urban farm and sport courts
- **Logistics rental price** of 100 euros/m/y
- A total investment of 30 million euros for Sogaris
- Expected return on investment in 20-25 years
- Expected net creation of 300 new jobs

# Beaugrenelle logistics hotel



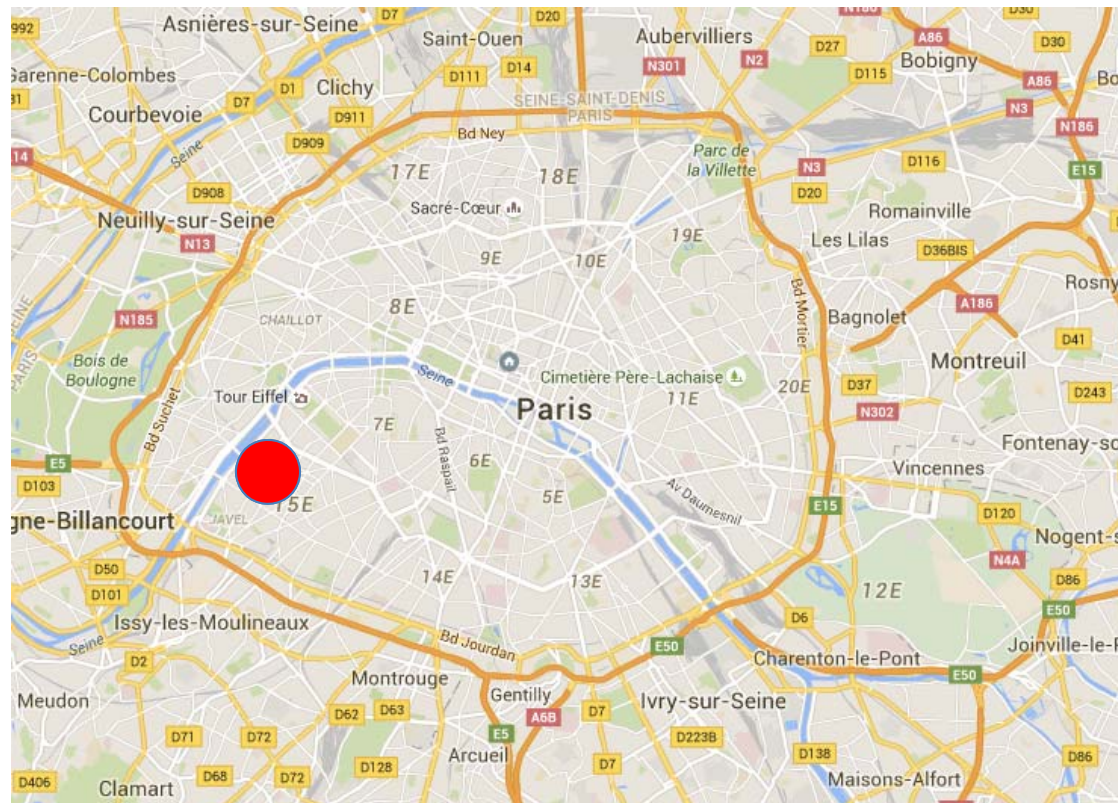
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3,000 m2 in operation in the South of Paris  
Sogaris (investor), Chronopost (Poste Group), City of Paris



# Beaugrenelle



- Out of the conversion of a former parking facility
- Operated by Chronopost express
- Last mile deliveries made by 10 electric vans and 20 diesel vans
- 5,000 deliveries a day



## Conclusion



- Logistics hotels are much advertised at the political level in Paris
- Their market share by 2017 will remain small (2% of total Paris deliveries and pick-ups daily)
- Interesting architectural/urban planning issues that other French and European cities are looking at