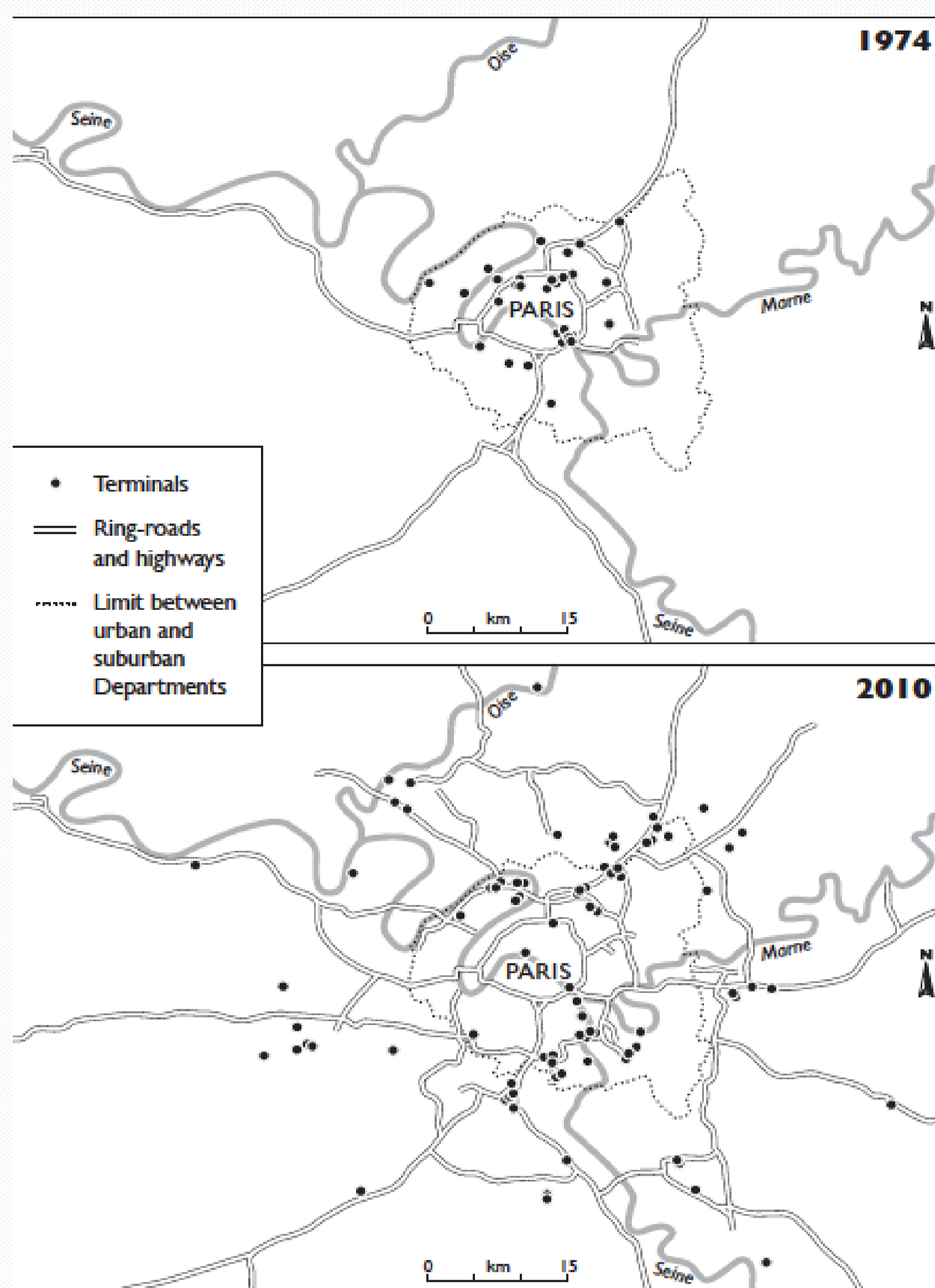
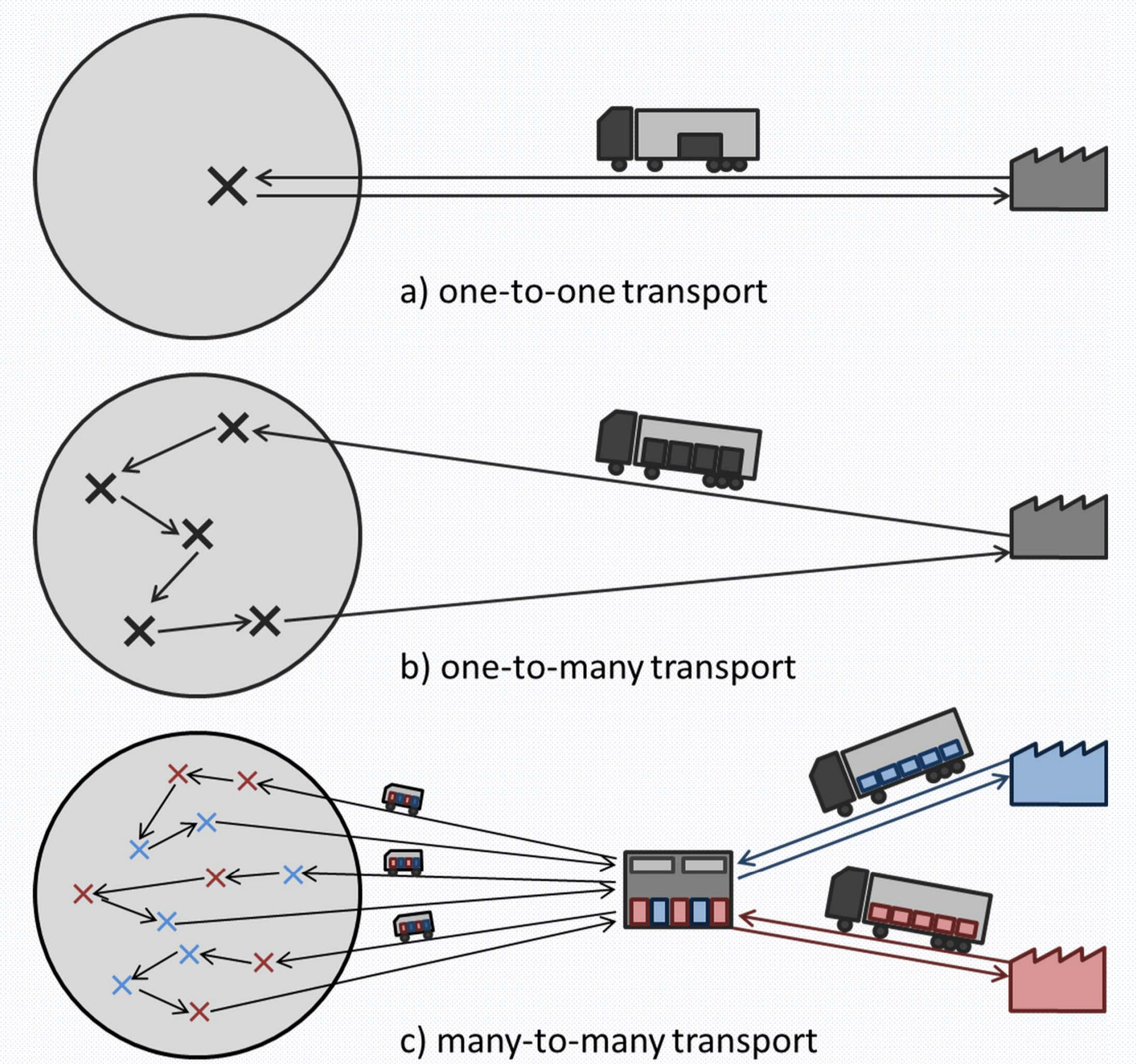


## Why logistics hotels in Paris?

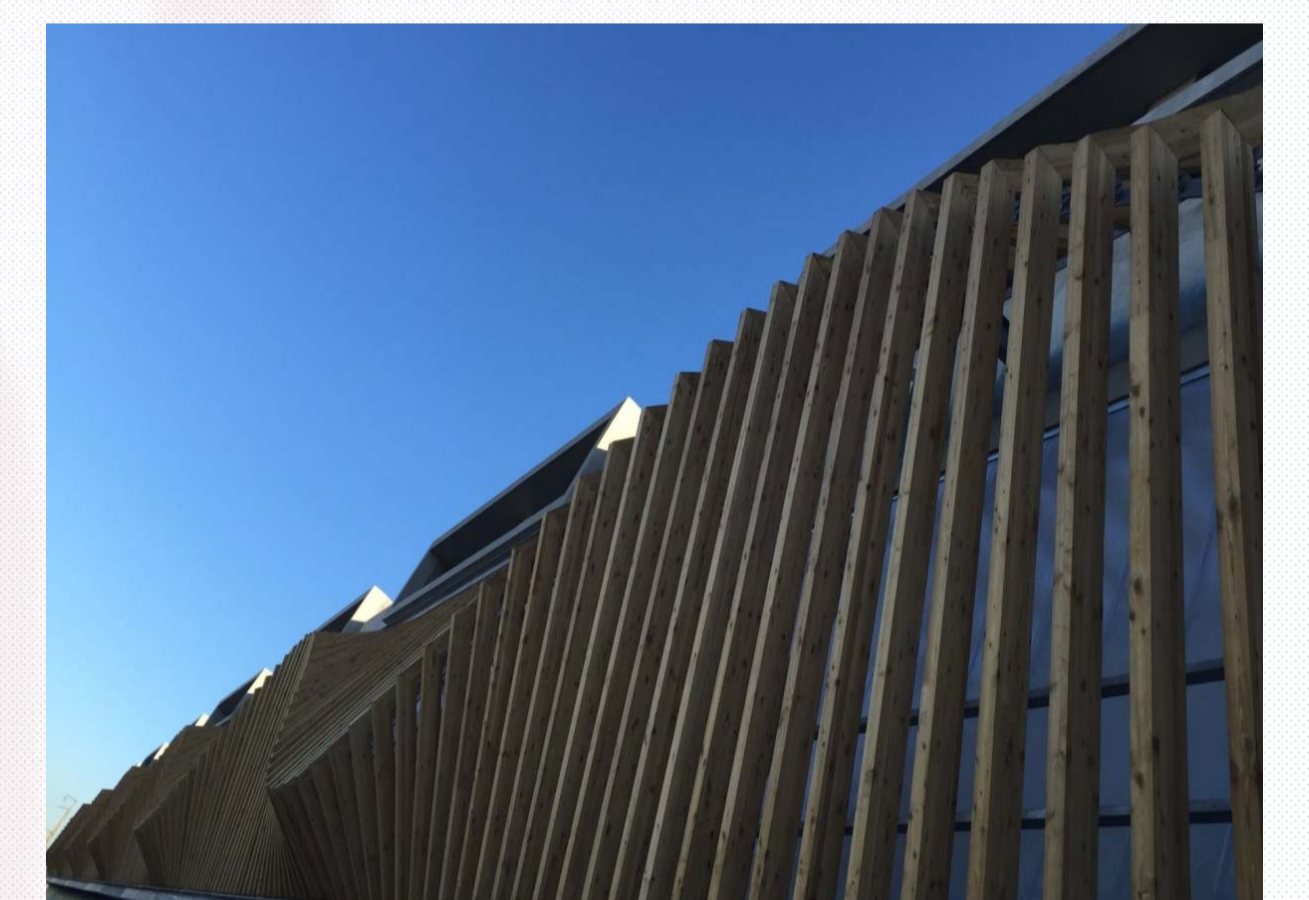


- Logistics hotels: multi-use, multi-storey urban warehouses
- Logistics sprawl since the 1970s: for example, parcel/express transport facilities are 16km away from the Paris centre today, compared with 6km in 1976. Logistics rents average 100-150€ per sq m in centre, suburban rents are around 50-70€ per sq m.
- Very high density (21,000 inhabitants/km<sup>2</sup>) and diversity of land uses
- New modes of consumption, especially with e-commerce, home deliveries and instant deliveries (3 to 5% of all deliveries in Paris)
- Deliveries in Paris = 20% of road traffic, 25% CO<sub>2</sub> emissions, 35% NOx emissions, conflict of use of roads
- Voluntary public policies to reduce congestion and pollution: change in the Paris zoning ordinance (Plan local d'urbanisme 2016) to reintegrate logistics buildings in the city



➔ Reduce traffic entering in Paris  
Reduce distances from the "last kms"  
Pooling flows for maximum transport efficiency

## Beaugrenelle and Chapelle logistics hotels: limiting logistics sprawl



- Opening of the logistics hotel in 2013, processing parcels under 30kg, daily capacity of 6500 parcels.
- Former used parking lot, located in a very dense and commercial urban area, in the 15th arrondissement of Paris.
- 3000m<sup>2</sup> on two levels allowing the reception of parcels from the Chilly Mazarin logistics base (10km south of Paris) by pooling the route, and redistribution at the local level by 30 clean or Euro 6 vehicles (mostly operated by contractors)
- Strong integration in the urban fabric, respect for environmental standards.
- Sogaris is the manager of the building, Chronopost is the client renting it.
- It contributed to the following **emissions reductions**: 50.4% CO<sub>2</sub>; 52.4% PM; 47.8% SO<sub>2</sub>; 34.3% CO and 34.7% HO; as well as a veh.km savings of 52%. In 2016, it contributed to 8% reduction in noise with the deployment of electric vans.

**OBJECTIVE**  
Reducing vehicle-kms for the last kilometres is one of the most complex steps in a logistic process.  
Bringing the maximum load breakage as much as possible to the consumer helps reduce road traffic and pollutants and reduces costs thanks to consolidation.

- Inauguration of the logistics hotel in April 2018
- Old railway site located north of Paris in the 18th arrondissement.
- A railway terminal and distribution area of 33,000m<sup>2</sup> dedicated to logistics.
- For the rail terminal: daily capacity of two complete trains, equivalent to 60 trucks.
- Other uses in the building: data centre, offices, sport facilities, urban farm
- General urban program for redevelopment around the logistics terminal includes housing and public services. Strong coordination between public and private actors
- Sogaris is the builder and manager of the building, Eurorail rail operator, XPO the road operator.
- Urban distribution will be by alternative energy vehicles allowing the reduction of atmospheric and noise pollutants.
- Chapelle International : Best Innovation Infrastructure or Logistics Site by SITL – 03/2018.

