The issues of planning logistics facilities in dense urban areas:  
*The case of the Paris Region*

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Regional authorities’ commitment for planning logistics facilities
The City of Paris: regional leader for experimenting urban logistics

Hotel logistique, Chapelle International, Paris 18e, Sogaris
A lack of programming logistics facilities in the dense part of the Paris Region

770 urban operations

12.9% with logistics facilities
- 8.7% preservation
- 2.2% integration

2% conversion
50% of the logistics facilities are located in the dense part of the metro area

<table>
<thead>
<tr>
<th></th>
<th>Average size (m²)</th>
<th>Average number of employees</th>
<th>Average distance from the center of Paris (km)</th>
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</thead>
<tbody>
<tr>
<td>Paris</td>
<td>5,164.5</td>
<td>49.5</td>
<td>4.3</td>
</tr>
<tr>
<td>Dense area</td>
<td>5,610.6</td>
<td>49.2</td>
<td>12.1</td>
</tr>
<tr>
<td>Suburbs</td>
<td>12,986.7</td>
<td>77.3</td>
<td>26.7</td>
</tr>
<tr>
<td>Total</td>
<td>9,599.1</td>
<td>64.4</td>
<td>19.9</td>
</tr>
</tbody>
</table>
Logistics vulnerability
A new metro for the Paris Region: Grand Paris Express (GPE)
Grand Paris Express and logistics

<table>
<thead>
<tr>
<th>Share of TOD with warehouses (%)</th>
</tr>
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<tbody>
<tr>
<td>At least 1 warehouse</td>
</tr>
<tr>
<td>With 1 warehouse</td>
</tr>
<tr>
<td>Between 2 and 5 warehouses</td>
</tr>
<tr>
<td>With more than 5 warehouses</td>
</tr>
</tbody>
</table>
Scenario 1: Eviction or relocation
Scenario 2: Logistics Clusterisation

- Port of Gennevilliers
- Bourget Airport
- Port of Bonneuil
- Orly Airport
- Charles-de-Gaulle Airport
Scenario 3: Reparcelling/Land consolidation
Conclusion

- A gap between regional planning, experimentations in Paris and concrete logistics development in the dense part of the region → objectives vs. reality
- The city of Paris wants to be a driver for the rest of the region → not successful for now
- Projects like the new metro (GPE) drive all the investments in developing TOD without any consideration for the logistics activities at local scale or mixed areas
- The 3 scenarios show that to remain in the dense part of the region, logistics facilities depend a lot of public policies and their level of commitment
Thank you!

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A new political institution: the Greater Paris