



MED COLOURS

Interreg
Euro-MED



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Pilot Factsheet – Lyon

Pilot action overview

The MED Colours pilot area is the La Confluence district in Lyon city centre. The district is currently undergoing a major regeneration programme, led by SPL Lyon Confluence. The final phase of development in the La Confluence district aims to make the southern part a so-called ‘car-free’ zone, through:

- a drastic reduction in parking spaces, with a ban on the creation of new on-street parking spaces,
- a **reduction in the number of delivery bays**,
- pedestrianisation, making **access to certain areas difficult for heavy delivery vehicles**.

Consequently, **dedicated infrastructure** is needed to provide alternative, **low-carbon solutions for the movement of goods** and people.

In the Lyon Confluence area, MED Colours’ pilot project will involve the design and construction of a **custom-built underground space** to accommodate **mobility services for goods** and people. A significant area of this mobility hub will therefore be dedicated to **last-mile urban logistics**. A surface area will be designed to create an optimal load break zone, avoiding unloading on the road. Over and above the technical aspects, the pilot has a critical technical and economic component, which will be studied as part of MED COLOURS.

This underground transport hub is being built as part of the property development programme known as ‘D3’ or ‘Zephyr’. It is being developed by the property developer Quartus. The new Zephyr building plot will be commissioned in 2028 and include six housing buildings, shops, a 250-bike-spot parking and the mobility hub.

Within MED Colours, **technical studies** have been conducted to:

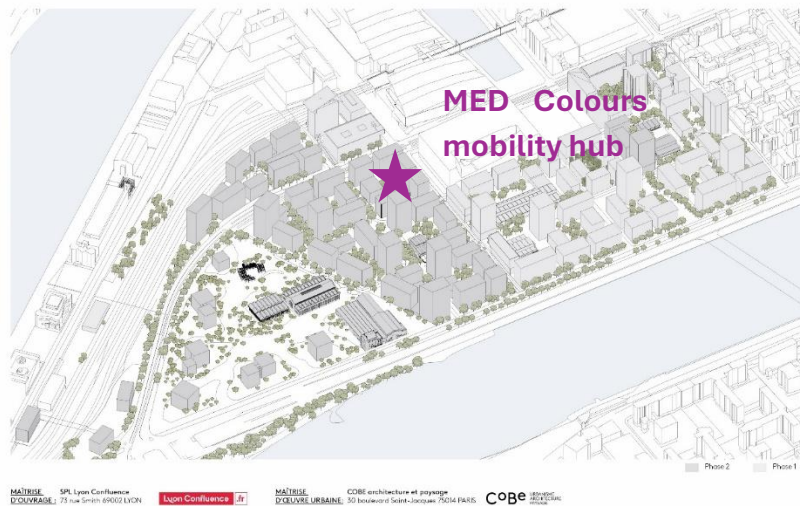
- identify the **most relevant mobility and logistics services** fitting the needs of the local population;
- **design** the underground space to make it fit with the needs of the potential operators.

In parallel, as a mobility hub has a significant financial impact on the economic balance of the real estate programme, financial modelling and estimations of the various mobility services' rental capacity have been carried out.



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LYON CONFLUENCE 2 EME PHASE

AOÛT 2023



Location of the mobility hub in the Confluence pilot area (photo credit © SPL Lyon Confluence)

and financial studies																	
Activity 3: selling procedures		M3.1										M3.2	M3.3				
Activity 4: Construction works												M4.1				M4.2	
Activity 5: Preparation of the mobility hub operation																	
Activity 6: Replication																	

*M = Milestone

Activity 1: Building permit procedure

Before starting the construction works of its building block, the real estate developer has to apply for a building permit, that will be examined by the City Administration before getting the official approval. During the examination procedure, complementary information/documents can be asked by the City Administration. Once the City Administration has validated the building permit, there is a time period called “purging” during the building permit must be displayed in the public space (close to the place of the construction) and allow anyone to check its legality. Once this purging period is finished, the construction can start (and must respect what is featured in the building permit). If there are modifications of the project by the real estate developer after the approval of the building permit, a complementary procedure is necessary during the construction works (“amending building permission”).

Timeline :

- ✓ Building Permit Application of the D3 building block: end of December 2024.
- ✓ Examination and purging of the building permit: December 2024 to October 2025.
- ✓ Building permit authorised: October 2025 (**Milestone M1.1**)

Activity 2: Technical and financial studies

Once the real estate developer has been selected by the urban developer (SPL Lyon Confluence) to develop a buildings block on a dedicated piece of land, a phase of design studies is taking place, with different stages. Design studies are more and more along the stages. These stages are specific to the French context for the design of a building : preliminary outline project, detailed preliminary project, project, invitation to tender document.

There is a formal validation by the SPL Lyon Confluence at each stage, to make sure that the initial guidelines and requirements are properly integrated in the project developed by the real estate developer.

When the design studies are finished, the real estate developer can launch a tender to select its construction companies.

Timeline :

- detailed preliminary project of the D3 building block.
✓ Approved end of March 2025.

- project of the D3 building block
✓ approved end of June 2025.

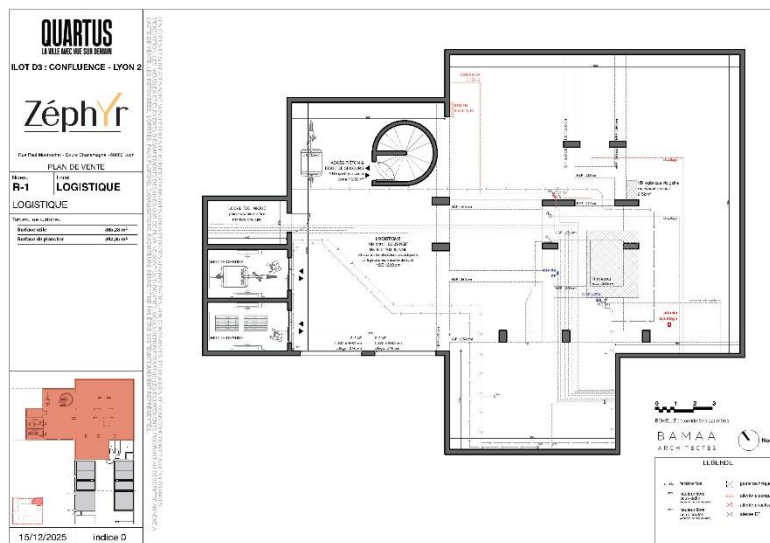
- Plan of the mobility hub
✓ Approved in September 2025

- Invitation to tender documents
✓ Approved in September 2025.

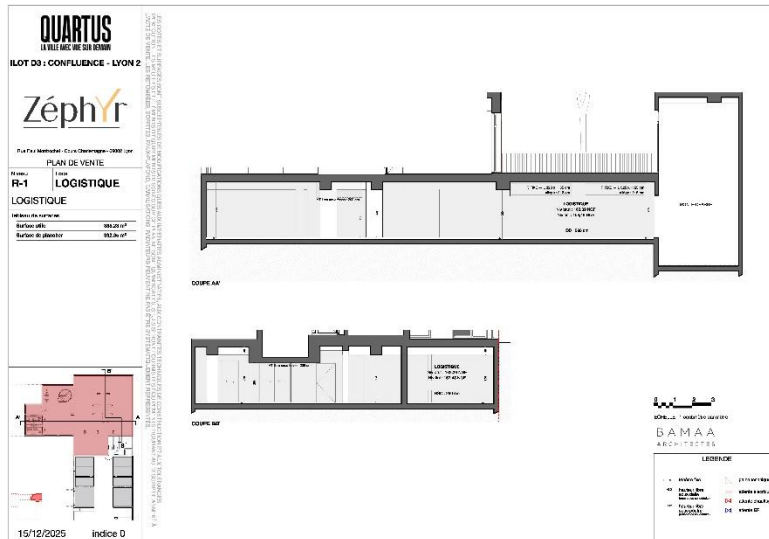
- Tender to select the construction companies of the D3 building block
✓ Finalised in December 2025.



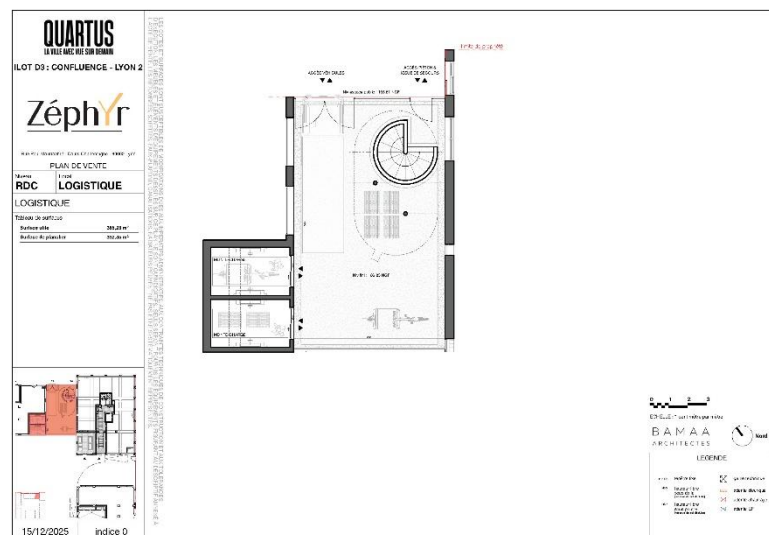
Layout of the entire underground area at Zephyr, including a few car parking spaces, 250 bicycle parking spaces and the mobility hub (top right)



Layout of the logistics area



Cross-section drawings of the logistics area



Ground floor plan, providing access to the logistics area via goods lifts

Activity 3: selling procedures

In parallel with the technical and economic studies, administrative procedures are being undertaken.

SPL Lyon Confluence, the owner of the land on which Zephyr is to be built, will sell the site to the developer Quartus, provided that Quartus complies fully with SPL Lyon's specifications included in the tender.

Without this sell, Quartus would not be allowed to start the construction works.

There two stages for the land sale:

- First, a document called "promise of land sale". This document is being signed once the preliminary study phase is over, and that SPL has approved the results of the design, technical and economic studies;
- Second, several months after, the deed of sale. The studies are now over, and everything was approved by SPL Lyon.

At the same time, the same process is being applied to the sale of the mobility hub by Quartus to SPL:

- Following the completion of the preliminary studies, a preliminary sale agreement is signed between SPL and Quartus. SPL undertakes to purchase the logistics space at a price per square metre negotiated with the developer. This initial formal step serves to strengthen the financial viability of the property development.
- Once the final studies are complete, the surface area – and therefore the total price – are fully known. A few days after the SPL sells the land to Quartus, Quartus sells the mobility hub to the SPL via a deed of sale. This deed states that the SPL will become the owner of the mobility hub upon its commissioning.

Timeline :

- Preliminary sale agreement of the land
 - ✓ Signed on 14 February 2025 (**Milestone M3.1**)

- Preliminary sale agreement of the mobility hub
 - ✓ Signed on 16 May 2025

- Deed of land
 - ✓ Signed on 16 December 2025 (**Milestone M3.2**)

- Deed of land of the mobility hub
 - ✓ Signed on 17 December 2025 (**Milestone M3.3**)

Activity 4: Construction works

As soon as the deed of sale for the land was signed, construction work began immediately.

Timeline:

- Construction works
- ✓ Started on 17 December 2025

- Construction of deep foundations
- ✓ Completed on 3 April 2026

- End of construction works foreseen in February 2028



Construction of Zephyr foundations (February 2026)

Activity 5: Preparation of the mobility hub operation

At the start of the MED Colours project, an internal study was carried out to assess the potential market: which stakeholders, what rental capacity...

At the last phase of the MED Colours (PR5) project, once the studies have now been completed and construction work begun, SPL Lyon Confluence decided to move from theory to practice by directly consulting the ecosystem and potential operators through the launch of a call for expressions of interest.

A shortlist of candidates will be drawn up in June. These shortlisted candidates will receive technical support from SPL in 2026–2027 to draw up a robust technical and financial proposal, define the necessary facilities within the mobility hub, and agree on the allocation of costs and the rent amount.

The selected company will be announced in September 2027.

Operations are set to begin around March 2028.

Timeline:

- Call for tenders to select the logistics operator
- ✓ Preparation started in March 2026

- Launch of the tender foreseen on 13 April 2026
- Oral presentations of the applicants foreseen on 23 June 2026, during the Lyon Sulp-dedicated event.
- Selection of a short list of applicants foreseen end of June 2026
- Review and of candidates' technical and financial proposals, with SPL Lyon's support (2026 – 2027)
- Selection of the logistics operator, foreseen in September 2027
- Start of the operation, foreseen in March 2028.

Activity 6: Replication

Several replication initiatives have been or will be carried out in the coming months. These initiatives take various forms and are the responsibility of different stakeholders.

1. Study: a study, launched in February 2026, is currently underway to build a second carbon-free mobility hub at La Confluence.
2. Event: the event dedicated to the presentation of the MED Colours Sulp is scheduled for 23 June. It will bring together all public and private stakeholders in urban logistics. The Sulp will be presented by SPL Lyon Confluence, and the pilot project by Quartus and its architect. However, other local stakeholders will also speak, notably other developers (SERL, SPL Part-Dieu) presenting local initiatives in several neighbourhoods, the LAET research institute presenting the challenges of large-scale urban logistics, and the Lyon Metropolis presenting the strategy and initiatives at the metropolitan level.
3. Collaboration between stakeholders and large-scale public awareness-raising: by creating a serious game, the Lyon Metropolis Authority has been able to bring together various urban planners and technical departments within the Metropolitan Authority.

The aim is to roll out this game, currently designed for a specific neighbourhood in the Lyon metropolis area, to other key neighbourhoods in Lyon (Part-Dieu, Confluence). The game is primarily aimed at citizens, with the aim of reducing their carbon footprint linked to logistics and mobility by raising awareness of their habits and their carbon impact.



Picture of the serious game, launched on 24 March 2026, with the participation of SPL Lyon Confluence

Stakeholders involved

Organisation	Description	Role
SPL Lyon Confluence	Urban developer of the Lyon-Confluence area	<ul style="list-style-type: none"> ▪ Setting up the requirements for the real estate developers ▪ Selecting the real estate developers for each pied of land ▪ Validating the projects of the real estate developers

		<ul style="list-style-type: none"> ▪ . ▪ Selling the land to real estate developers. <p>SPL Lyon Confluence is supported by external experts on various topics (legal, financial, mobility, environmental quality, urbanism, etc...).</p>
Quartus	Real estate developer	<ul style="list-style-type: none"> ▪ Design studies of the buildings block. ▪ Construction of the new buildings. ▪ Selling the new constructions (housings, office spaces and other volumes) to individual private owners or professional investors. <p>The real estate developer is supported by external experts, architects and engineers to develop its project.</p>
City of Lyon Authority and Greater Lyon (or Metropolis of Lyon) Authority	Local public authorities	<ul style="list-style-type: none"> ▪ Shareholders of SPL Lyon Confluence. ▪ Validation of the main features of the project led by the real estate developer. ▪ Examination and validation of the building permit of each new block.
SERL	Urban developer	<p>Responsible for several urban development projects, notably the Gratte-Ciel project. SERL is at the forefront of innovation in low-carbon logistics, particularly on construction sites. SERL also plans to build a logistics hub in the Gratte-Ciel district. The serious game was tested in the Gratte-Ciel district.</p>

Expected results and results achieved (if available)

- Completion of the technical studies and design of the mobility hub. The plans have been approved.
- Purchase of the logistics hub by SPL Lyon Confluence.
- Start of construction work.
- Replication initiatives underway.
- Sulp (French version) complete, currently under review.