



MED COLOURS

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Pilot Factsheet – Lyon

Pilot action overview

Dedicated infrastructure is needed to offer alternative mobility solutions to individual combustion-powered vehicles, while freeing up public spaces from areas dedicated to vehicles, including delivery areas. In Lyon-Confluence, the pilot project will involve the design and construction of a custom-built underground space to accommodate mobility services for goods and people, as well as other activities. A significant area of this underground space 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.

A new mobility hub is very expensive (several million euros), and we want to find a financial balance for the real estate operation, without recourse to public funds or only partially. As part of MED COLOURS, we are carrying out financial modelling of the mobility hub, and estimating the rental capacity of the various mobility services. We also want to ensure that the services deployed in the hub will meet the mobility needs of the Confluence district. To achieve this, the hub manager will need to have a direct relationship with the local policy makers. The legal set-up is therefore currently being defined, and the studies are being carried out as part of MED COLOURS.



On the left (photo credit © SPL Lyon Confluence) : Location of the D3 buildings block where the underground volume will be built.

On the right (photo credit © BAMA – PARC / Insolites / RSI Studio): View of the future D3 building block.

Action Plan – timeline

The underground volume devoted to last-mile decarbonized logistics in the Lyon pilot is featured in the construction of a new block of several buildings, led by a real estate developer. This building block (called “D3 block”) will include housings, office spaces, shops and an underground volume.

This real estate project development requires:

- the sale of a piece of land (where the buildings will be built) by the urban developer (Société Publique Locale “SPL” Lyon Confluence) to a real estate developer selected after a tender.
- design studies of the D3 building block (made by the architects and engineers of the real estate developer and validated by the urban developer and its experts).
- building permit application, examination and its official validation by the City.
- tender led by the real estate developer to select its construction companies (once the design studies are sufficiently advanced to define precisely the construction works).
- the construction of the building block (planned in 2026 and 2027).
- the legal and financial framework defining the roles and responsibilities of investors, the operators and the owners of each volume of the building block.
- the commissioning of the buildings and the underground volume, and then its operation.

Pilot Action	2025											
	J	F	M	A	M	J	J	A	S	O	N	D
Activity 1												
Activity 2												
Activity 3												
Activity 4												

Activity 1 - Building permit procedure

Before starting the construction works of its building block, the real estate developer must 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 authorized (and purged): October 2025

Activity 2 - Sale of the plot of land

Once the real estate developer is selected by the urban developer (SPL Lyon Confluence), and in parallel of the conception studies, different stages led to the signature of land sale contract that transfers a piece of land (where the buildings block will be built) from SPL Lyon Confluence (former owner of the land) to the real estate developer (new owner of the land). This is necessary to allow the real estate to start its construction works.

There two stages for the land sale of a new building block: first, a document called “promise of land sale” and then several months after, “the deed of the land sale”. In the case of the D3 building block, there are two contracts: one for the underground volume devoted to last-mile decarbonized logistics, and another contract for the rest of the building block (all the buildings).

Timeline:

- signature of the “promise of land sale” for the D3 building block: 14th February 2025
- signature of the “promise of land sale” for the underground volume of the D3 building block: end of April 2025
- signature of the “deed of land sale” for the D3 building block: December 2025
- signature of the “deed of land sale” for the underground volume of the D3 building block: January 2026

Activity 3 - Design studies and tender for construction works

Once the real estate developer is 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 detailed at each stage).

These stages are specific to the French context for the design of a building: preliminary outline project, detailed preliminary project, project, business consultation 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 validated: end of March 2025.
- project of the D3 building block validated: end of June 2025.
- Business consultation document validated: September 2025.
- Tender to select the construction companies of the D3 building block: October to December 2025.

Activity 4 - Preparation of the underground volume operation

In parallel of the design studies and the construction of the D3 building block, it is necessary to precise the legal and financial framework defining the roles and responsibilities of investors, the operators and the owners of each volume of the building block.

Moreover, another work is done in parallel of the studies and construction works to define the activities and select the operators operating underground volumes devoted to activities related to the decarbonization of last-mile logistic. All of this needs to be anticipated to make sure that operation of the construction volume can take place right from the commissioning of the building, at the end of the construction works.

Timeline:

- Validation of the design studies of the D3 block: March, June and September 2025.
- Benchmark of activities that can potentially be implemented in the underground volumes of the D3 building block: between January to December 2025.

Stakeholders involved

Organization	Description	Role
Société Publique Locale (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 • Selling the land to real estate developers. <p>The SPL Lyon Confluence is supported by external experts on various topics (legal, financial, mobility, environmental quality, urbanism, etc...).</p>
Real estate developer	Property developer	<ul style="list-style-type: none"> • Design studies of the buildings block. • Construction of the new buildings. • Saling the new constructions (housings, office spaces and other volumes) to individual private owners or professional investors. • The real estate developer is supported by external experts, architects and engineers to develop its project.
City of Lyon & Greater Lyon Authority "Lyon Métropole"	Local public authorities	<ul style="list-style-type: none"> • Shareholders of the 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.