

PhD Position 2023-2026

Logistics City Chair – Gustave Eiffel University – Le CNAM - Sogaris

Urban logistics real estate: how to integrate freight in urban design and development?

Summary: With the rise of e-commerce and *quick commerce*, changes in consumption patterns and the reorganization of supply chains, the demand for urban logistics real estate is growing. In a context of rising land prices, scarcity of available urban space and competition with other urban functions, developing for logistics is complex. Today, urban warehousing demand often exceeds supply. Urban logistics real estate must be able to fit into the urban fabric in order for that development to contribute to improving urban distribution, thus reducing impact on the environment (including land consumption and land artificialization) and public health.

Several experiments, including innovative calls for projects involving public administrations, have been launched in European cities for several years, but they remain once-only projects. To go beyond this *ad hoc* approach, logistics must be integrated into urban production, right from the designing phase of the urban project. The aim is not to consider the impact of the urban project on mobility, land and the environment after the project has been completed and to correct negative externalities on the margins, but to anticipate the impact of the project from the outset and to plan solutions that optimize and rationalize the impacts and potential goods movements resulting from the project. This means that tools and processes must be developed to enable stakeholders (developers, public authorities) to take ownership of logistics.

This doctoral project is part of a broader research that looks at the link between mobility and urban planning, between mobility and urban projects, through the prism of goods rather than people. Long neglected by the field of urban planning, logistics is today a lever for experimentation and studies that associates urban project stakeholders and public authorities who are still poorly equipped as planners and as project managers to support this development. The governance of urban logistics projects also involves taking into account transport and logistics operators who are the users of urban warehouses.

The position is for students interested in urban logistics and the environmental, social and economic challenges that go with it. It is a promising field, particularly for an academic or professional career in urban logistics, local development, environmental and urban planning issues in relation with corporate real estate, environmental assessment, and new issues in urban planning and development.

Applicants should have a Master's degree in urban planning or urban geography or a related discipline, or an engineering degree (with an interest in social sciences). The candidate should have an interest in freight mobility issues and a taste for modeling.

Location: Gustave Eiffel University (Campus Descartes in Champ-sur-Marne in the Paris region, a twenty-minute ride from Paris in the A train, Noisy-Champ station) and Sogaris (Paris 12th).

Start date: September 2023

A contract prior to the start of the doctoral research and starting as soon as in Q1 2023, can be organized in order to prefigure the research project and start work within Sogaris.

Supervision: main supervisor Dr. Laetitia Dablanc (University Gustave Eiffel, Logistics City Chair), co-supervisor Dr. Adeline Heitz (CNAM Lirsa), corporate supervisor Juliette Berthon (Sogaris)

Deadline for application: January 30, 2023

Contacts: CV and letter of application to be sent to adeline.heitz@lecnam.net and laetitia.dablanc@univ-eiffel.fr

Teams involved

The Logistics City Chair (LVMT and SPLOTT laboratories of Gustave Eiffel University, <https://www.lvmt.fr/chaieres/logistics-city/>) is dedicated to research on logistics in major cities in France and around the world. The work is organized around three themes: 1. Urban and suburban logistics real estate; 2. Trends and new consumption behaviors and their impact on urban logistics real estate market, 3. City logistics public policies, and new methods of collecting data on logistics mobility. The chair started in 2019, in partnership with Gustave Eiffel University, Sogaris and La Poste Immobilier and the Île-de-France Region, joined in 2022 by GeoPost. The description of the field of study and the scientific program of the Chair were the subject of a [white paper](#) on new urban logistics entitled “Welcome to Logistics City”. The [second issue](#) of Welcome To Logistics City was published in June 2021, on e-commerce, its mobilities and its impacts on the city. The third issue (on warehousing and real estate) is in progress and will be published in 2023 ! The Chaire launched an observatory that discusses the state-of-the-art on business-to-consumer e-commerce developments, its stakeholders, mobilities and warehousing: [E-commerce Mobilities Observatory](#). The Chair benefits from working both with local stakeholders (primarily Paris) and international ones (field trips and partnerships abroad: Europe, United States, Japan).

LIRSA / CNAM: Interdisciplinary Research Center in Action-Oriented Sciences (Lirsa). It brings together researchers working mainly in management, economics, law, urban planning and geography. This laboratory depends on the CNAM (Conservatoire National des Arts et Métiers), a large public institution for higher professional training, applied research and scientific and technical culture located in Paris (<https://lirsa.cnam.fr/le-laboratoire/presentation-994377.kjsp?RH=1337093376906>).

Sogaris : Sogaris (CSR and Innovation Department): A long-term investor and real estate company specializing in urban logistics, Sogaris is developing a real estate network that meets the new needs of the rapid and diversified evolution of goods mobility. As a private company with public capital, the Group promotes the rise of a new, virtuous and innovative urban distribution in cities. Strongly committed to low-carbon urban logistics, Sogaris has made reducing the impact of goods mobility a key objective of its strategy to deliver sustainable cities. Through its commitment to the Gustave Eiffel University within the framework of the Logistics City Chair, Sogaris wishes to support the development of scientific knowledge that urban production stakeholders will benefit from in order to better integrate urban logistics into all urban production chains, from territorial strategy to urban projects. In 2022, the CSR and Innovation Department was created to structure the Group's development strategy, based in particular on strengthening research and development activities. The present thesis would be in synergy with multiple missions concerning in particular the rise of environmental evaluation tools, the follow-up of experimentations of new concepts of real estate and logistic services, the creation of tailor-made engineering to accompany actions on the Sogaris patrimony as well as in the projects under development.