

## Environmental and Social Data Sheet

### Overview

Project Name: Skanste NZEB Project  
Project Number: 2019-0489  
Country: Latvia  
Project Description: The project concerns development of two near-zero-energy office buildings (NZEB) in Skanste area of Riga city, Latvia.

EIA required: no

Project included in Carbon Footprint Exercise<sup>1</sup>: no

(details for projects included are provided in section: "EIB Carbon Footprint Exercise")

### Environmental and Social Assessment

#### Environmental Assessment

The project relates to the development of two near-zero-energy office buildings (NZEB) in Skanste area of Riga city, Latvia

At construction stage, the project implementation may lead to increased noise, increased traffic or/and disruptions in traffic and high vibration levels, and may impact groundwater and air quality. The Promoter has previous experience in developing and operating similar buildings as an owner, manager and developer of office buildings in the Baltic region, therefore adequate mitigation measures will be implemented together with the enforcement of good construction practices. The project's impact at construction stage will be temporary and reversible, at a level, which is deemed acceptable.

Energy savings of 356 MWh/y of primary energy are expected, corresponding to 73 ton/y CO<sub>2</sub> savings. The Promoter shall ensure that during operation an energy manager monitors the energy consumption of the building through an energy management system to track the consumption of the building.

Latvia, as an EU Member State, has harmonised its environmental legislation with the relevant EU Directives: EIA Directive 2014/52/EU amending 2011/92/EU, SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and with the EU Energy Performance of Buildings Directive (2018/844/EU),

<sup>1</sup> Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO<sub>2</sub>e/year absolute (gross) or 20,000 tonnes CO<sub>2</sub>e/year relative (net) – both increases and savings.

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However, the project does not require an EIA, does not fall under any other environmental legislation and will comply with the Energy Performance Building Directive as transposed by the Latvian legislation

### **Public Consultation and Stakeholder Engagement**

The public consultation process is embedded in the municipal urban planning process and the Promoter has conducted extensive consultation with members of the public and key stakeholders. Therefore, this operation is subject to stakeholder engagement and public scrutiny.

### **Conclusions and Recommendations**

Given the location, size and nature of the project in a built-up urban area, any negative environmental impacts are expected to be mitigated. The Promoter is deemed to have sound environmental and social capabilities, well proven in the construction and operation of similar buildings. The project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the implementation of a nearly zero-energy building in Latvia.

The project is therefore considered to be acceptable for Bank financing from an environmental and social perspective.